

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1977
Frontage (ft):	60.04	Bathrooms:	2	Age:	47
Lot Area: (sq.ft.)	6,120.00	Full Baths:	2	Zoning:	R-1B
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,197.43
Rear Yard Exp:	North			For Tax Year:	2023
View:	No			P.I.D.:	004-148-266

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 6 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Wood	Parking Access:	Front,Side
Foundation:		Parking:	Add. Parking Avail.,Open,RV Parking Avail.
Rain Screen:	No	Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s),Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Parkside
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 34, SECTION 30, TOWNSHIP 13, NEW WEST DISTRICT, PLAN NWP50664 PART SW 1/4.
Amenities:	Garden,Storage
Site Influences:	Central Location,Cul-de-Sac,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Microwave,Smoke Alarm,Storage Shed,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'4 x 13'7	Below	Kitchen	12'3 x 11'6
Main	Kitchen	11'8 x 11'6	Below	Dining Room	9'7 x 4'9
Main	Dining Room	7'5 x 11'6	Below	Bedroom	11'11 x 9'1
Main	Primary Bedroom	11'9 x 13'3	Below	Bedroom	9'4 x 8'6
Main	Bedroom	8'5 x 11'6			
Below	Bedroom	11'9 x 10'3			
Below	Living Room	10'1 x 10'7			

Finished Floor (Main):	959 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Above	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	980 sqft	Suite:	Other			
Finished Floor (Total):	1,939 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,939 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

OFFER Collapsed! Showings start this weekend! May 30th.Located in the HIGHLY SOUGHT AFTER neighbourhood of PARKSIDE in Aldergrove, on the end of a quiet cul-de-sac walking distance to the elementary school and 3 parks, you will find your next home.This 2 story ground level with 5 BEDROOMS, offers many possibilities for families with 6 PARKING spots plus RV parking and storage.Many new updates incl kitchens and bathrooms, completely renovated basement including new flooring, new paint,new lighting,SS appliances,newer thermo windows,updated plumbing and electrical panel ON DEMAND HTW and so much more!Enjoy sitting out on your private deck while you have your morning coffee,listen to the birds chirp, water trickle down Bertrand creek and watch your garden grow.