

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1990
Frontage (ft):	Bathrooms:	1	Age:	34
Lot Area:	Full Baths:	1	Zoning:	RM45
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,612.00
Rear Yard Exp:	Maint. Fee:	354.72	For Tax Year:	2023
View:			P.I.D.:	016-321-022

Style of Home:	Corner Unit,Ground Level Unit	Parking:	Total: 2
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Open,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	96 - Total Units in Strata: 96
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Alderglen

Services Connected: Electricity,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 11, PLAN NWS3306, SECTION 15, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: In Suite Laundry

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Pantry

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'7 x 15'			
Main	Kitchen	11'5 x 9'6			
Main	Primary Bedroom	14'2 x 11'10			
Main	Walk-In Closet	6'9 x 4'5			
Main	Bedroom	10'8 x 9'8			
Main	Pantry	8'5 x 7'6			
Main	Storage	8' x 4'			

Finished Floor (Main):	951 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Suite:				
Finished Floor (Total):	951 sqft	Crawl/Bsmnt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	951 sqft	Beds In Bsmnt:	0 / 2			
		# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Looking for an affordable Townhome in central Abbotsford, then come check out unit #204 in Alderglen! At the end of a cul-de-sac you will find this GROUND FLOOR 2 bed home offering updates throughout including newer kitchen with tiled backsplash, large pantry, 2 good sized bedrooms, walk-through closet and a dual sink cheater ensuite with large walk-in shower. BONUS: This sought after lower unit also offers its own storage room right outside the front door! Located in a central area, with shopping, recreation and quick highway access nearby, this family friendly complex allows ONE cat or dog max 25lbs, parking for 2 vehicles and is great for all ages. Book your showing before it's gone!