

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1991
Frontage (ft):		Bathrooms:	1	Age:	33
Lot Area:		Full Baths:	1	Zoning:	RM45
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,566.75
Rear Yard Exp:		Maint. Fee:	358.75	For Tax Year:	2023
View:				P.I.D.:	016-321-201

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 1
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed,Vinyl	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Visitor Parking
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	No

View:	
Mgmt. Company:	Pivot Point
Complex / Subdiv:	ALDERGLEN
Services Connected:	Electricity,Water
Legal:	STRATA LOT 21, PLAN NWS3306, SECTION 15, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Garden,In Suite Laundry
Site Influences:	Central Location,Greenbelt,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Pantry
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	RE/MAX Nyda Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Laundry	7'0 x 5'0			
Main	Dining Room	13'0 x 8'0			
Main	Living Room	17'0 x 10'0			
Main	Primary Bedroom	12'0 x 11'0			
Main	Bedroom	10'0 x 9'0			

Finished Floor (Main):	961 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	0	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	961 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	961 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome to The Alderglen, one of Abbotsford's best family-friendly townhome complexes! This 2 bedroom, upper-level corner home is ideally located next to greenspace for a quiet, calming view. The ample windows bathe the open concept kitchen/living/dining areas in natural light. New paint, upgraded LED lighting & updated kitchen cabinets/counters/flooring give the home a fresh feel. The laundry room & pantry off the kitchen provides plenty of storage. The WIC connects the remodeled bath to the spacious primary bedroom. Enjoy sunsets on the extra-large deck or stroll to nearby parks on this quiet cul-de-sac. Centrally located with easy freeway access make this a commuters dream! Take advantage of the proximity to Shopping, UFV, Hospital and more! Pets allowed make this a unique opportunity.