## R2870277 House/Single Family

## 41023 YALE ROAD CHILLIWACK

Greendale, V2R 4J2

**Residential Detached** \$749,900 (LP)

Depth/Size (ft): 67.84 Frontage (ft): 296.00 20,081.15 Lot Area: (sq.ft.) Flood Plain: Yes Rear Yard Exp: North Yes

Bedrooms: 2 2 Bathrooms: **Full Baths:** 1 Half Baths:

Approx. Year Built: 1940 Age: 84 Zoning: AL **Gross Taxes:** \$2,917.57 For Tax Year: 2023

P.I.D.: 001-683-918

Style of Home: 1 Storey, Rancher/Bungalow

Construction: Frame - Wood

Exterior: Aluminum, Vinyl, Wood

Foundation: Rain Screen: Renovations:

# of Fireplaces: Well - Drilled Water Supply: Baseboard, Electric Fuel/Heating:

**Outdoor Area:** Patio(s) & Deck(s), Sundeck(s)

Type of Roof: Asphalt Floor Finish: Laminate, Tile

Total: 10 - Covered: 1 Parking:

**Covered Parking:** 

**Parking Access:** 

Parking: Locker:

Garage; Single, Open, RV Parking Avail.

Freehold NonStrata Title to Land:

Yes

Type

Storage

**Property Disc: PAD Rental:** 

Floor

Main

Units in Dev:

Distance to:

**Fixtures Leased:** No Fixtures Rmvd: No

Yes: MOUNTAINS View:

Mgmt. Company: Complex / Subdiv:

Services Connected: Electricity, Septic

LOT 3, PLAN NWP8046, SECTION 18, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT Legal:

Amenities: Storage, Workshop Detached

Site Influences:

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

**Bylaw Restric:** 

Finished Floor (Main):

Finished Floor (Above):

Finished Floor (Below):

Finished Floor (Bsmt):

Finished Floor (Total):

**Unfinished Floor:** 

**Grand Total:** 

Listing Broker(s): Royal LePage Little Oak Realty

Floor:	Time	Dimensions
Floor	Туре	Dimensions
Main	Living Room	18'7 x 13'5
Main	Dining Room	10'1 x 8'8
Main	Kitchen	17'7 x 8'8
Main	Primary Bedroom	13'11 x 10'5
Main	Bedroom	9'10 x 11'3
Main	Flex Room	8'3 x 7'7
Main	Laundry	18'6 x 6'1

1,238 sqft

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1,238 sqft

0 saft

0 sqft

0 sqft

0 sqft

# Of Rooms: 8 # Of Kitchens: 1 # Of Levels: Suite: None Crawl/Bsmt Height:

Basement: Crawl **Beds In Bsmt:** 0/2

# Of Pets:

**Bathroom Floor** # of Pieces Ensuite? Main 4 Nο 2 Main No

Dimensions

9'9 x 6'1

Escape the confines of strata living and claim ownership of your own serene sanctuary in beautiful Chilliwack! Nestled amidst nature, this charming 2-bed, 2-bath abode beckons as the ideal starter home, a wonderful refuge for a growing family, or a savvy investment opportunity. Stretching across a generous sized lot, this home boasts a sprawling rear deck overlooking your very own tranquil waterway—a haven for relaxation and outdoor enjoyment. Conveniently positioned with seamless access to Highway 1 and mere moments from all essential amenities, revel in the perfect blend of privacy and accessibility. Discover for yourself why this home embodies the epitome of tranquil living.