

Depth/Size (ft):	133	Bedrooms:	5	Approx. Year Built:	1993
Frontage (ft):	50.00	Bathrooms:	4	Age:	31
Lot Area: (sq.ft.)	6,650.00	Full Baths:	4	Zoning:	R-1B
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$5,529.53
Rear Yard Exp:	South			For Tax Year:	2023
View:				P.I.D.:	018-103-596

Style of Home:	Basement Entry	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 23 SECTION 19 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN LMP8849

Amenities: Garden

Site Influences: Central Location

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Storage Shed

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Foyer	6'4 x 9'0	Main	Dining Room	11'5 x 8'5	Main	Bedroom	9'9 x 14'6
Bsmt	Office	9'1 x 13'5	Main	Kitchen	10'0 x 11'0	Bsmt	Bedroom	9'11 x 9'6
Bsmt	Laundry	7'3 x 8'3	Main	Family Room	11'11 x 16'3	Bsmt	Primary Bedroom	12'11 x 9'11
Main	Living Room	15'9 x 13'5	Main	Eating Area	7'9 x 10'6	Bsmt	Kitchen	9'6 x 11'2
			Main	Primary Bedroom	11'8 x 16'3			
			Main	Walk-In Closet	5'1 x 5'3			
			Main	Bedroom	9'9 x 14'7			

Finished Floor (Main):	1,570 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Bsmt	3	No
Finished Floor (Below):	1,161 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Bsmt	3	No
Finished Floor (Total):	2,731 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,731 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Spacious and modern family home with an in-law suite in Aldergrove. This 2731 sq. ft. property boasts 5 large bedrooms, 4 full bathrooms, and features granite countertops in the kitchen. Recently updated with new ceiling paint, retaining wall, and ceiling fans, as well as new waterproof laminate flooring and fresh paint throughout. Enjoy the beautifully landscaped front and backyard, complete with two sheds and an Artic Spa Hudson swim spa. Other updates include hot water on demand, a new furnace, and upgraded appliances. Conveniently located near schools, parks, and a recreation centre. This home offers both comfort and style for a growing family.