

Active
R2044890

Board: V
House/Single Family

24021 HILL AVENUE

Maple Ridge
Albion
V2W 1Z9

Residential Detached

\$669,900 (LP)

(SP) 



Sold Date: Frontage (feet): **0.00** Original Price: **\$669,900**
 Depth / Size (ft.): Bedrooms: **4** Approx. Year Built: **2001**
 Lot Area (sq.ft.): **3,983.00** Bathrooms: **3** Age: **15**
 Flood Plain: Full Baths: **2** Zoning: **R3**
 Rear Yard Exp: Half Baths: **1** Gross Taxes: **\$4,030.63**
 Approval Req?: For Tax Year: **2015**
 If new, GST/HST inc?: Tax Inc. Utilities?: **No**
 P.I.D.: **024-944-017**
 Tour:

View: :
 Complex / Subdiv: **CREEKS CROSSING**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **2** Parking Access: **Lane, Side**
 Parking: **Garage; Double**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **PL LMP48725 LT 70 LD 36 SEC 3 TWP 12**

Amenities:
 Site Influences: **Lane Access, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Smoke Alarm, Storage Shed, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	18'6 x 13'			x			x
Main	Kitchen	18' x 17'			x			x
Main	Den	11' x 9'6			x			x
Above	Master Bedroom	18' x 12'			x			x
Above	Bedroom	13' x 10'6			x			x
Above	Bedroom	11' x 9'6			x			x
Above	Walk-In Closet	7'6 x 5'			x			x
Bsmt	Recreation	15'6 x 12'6			x			x
Bsmt	Bedroom	12'6 x 8'6			x			x
Bsmt	Storage	5'6 x 5'6			x			

Finished Floor (Main):	876	# of Rooms:	10	Bath	1	Floor	Main	# of Pieces	2	Ensuite?	No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: 20'6 X 19' Door Height:
Finished Floor (Above):	828	# of Kitchens:	1		2		Above	4	No			
Finished Floor (Below):	0	# of Levels:	3		3		Above	4	Yes			
Finished Floor (Basement):	604	Suite:			4							
Finished Floor (Total):	2,308 sq. ft.	Crawl/Bsmt. Height:			5							
Unfinished Floor:	0	Beds in Basement: 1	Beds not in Basement: 3		6							
Grand Total:	2,308 sq. ft.	Basement: Full			7							
					8							

Listing Broker(s): **Royal LePage - Brookside Rlty.** **Royal LePage - Brookside Rlty.**

Beautiful former show home in Creeks Crossing. Great room plan offers 9' ceilings, hand scraped engineered hardwood flooring throughout, open kitchen with high end appliances, air conditioning with Hepa Filter System. Outside you can enjoy your large deck with covered area and BBQ gas outlet in beautifully landscaped low maintenance yard. Walking distance to Bruce's Market and only minutes from town core and West Coast Express Station.