



RAMIREZ REAL ESTATE

BETTER THAN NEW

10291 238A STREET, MAPLE RIDGE, V2W 1G3

\$1,049,900



4 BEDROOMS

4 BATHROOMS

\$60,000 IN EXTRAS

3,156 SQ. FT.

DESCRIPTION

MORNINGSTAR built home with over \$60,000 in extras and backing on to park. This home boasts a bright and spacious Great Room concept on the main floor plus a flex space at the front of the home which could be a second living room, dining room or home office. All 4 bedrooms in this home are large and have plenty of closet space. The master bedroom is a true retreat with windows overlooking the park, a separate sitting area, walk-in closet and luxurious ensuite. The basement has separate entry, plenty of natural light and can easily be suited. Upgrades in this home include air conditioning, premium flooring & much more. You won't be disappointed. Book your private viewing today!

SPECIFICATIONS

STYLE OF HOME: 2 STOREY W/ BASEMENT

YEAR BUILT: 2017

LOT AREA (SQ.FT.): 3,652

FEATURES: AIR CONDITIONING



KW ELITE REALTY
KELLER WILLIAMS

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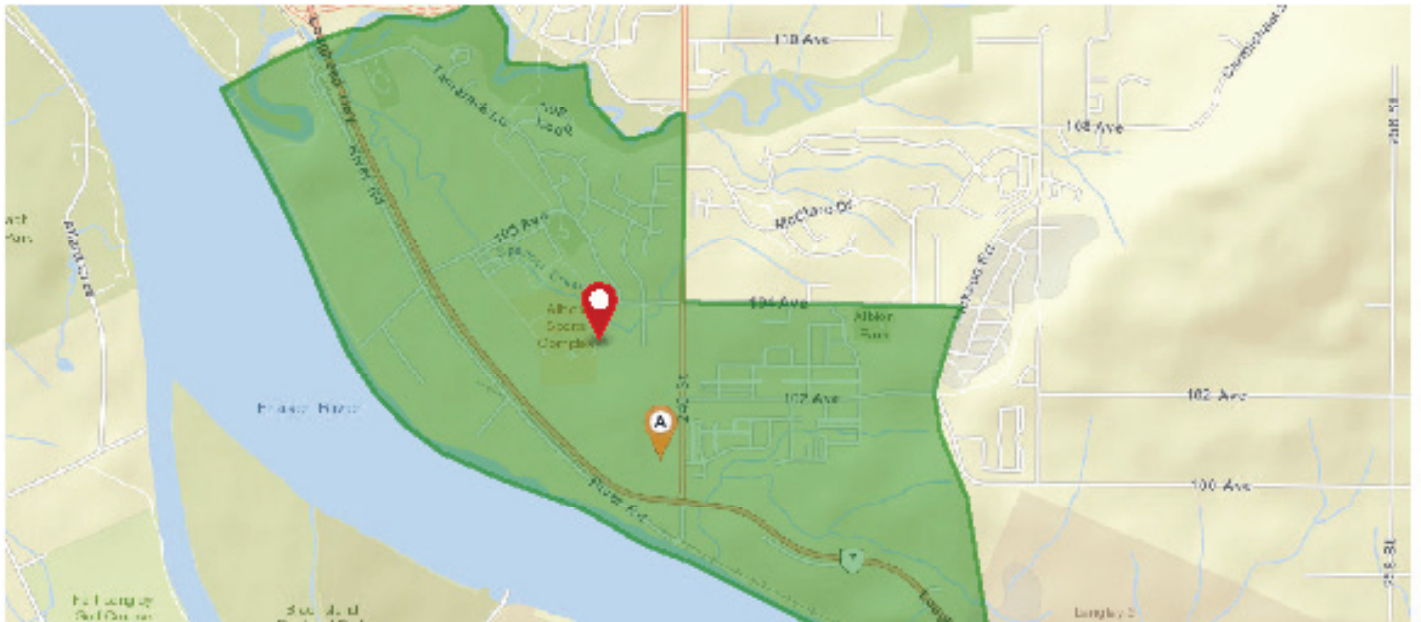
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NEARBY ELEMENTARY SCHOOLS



Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: Albion Elementary -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Albion	K - 7	5	5.1	694/955	598/805	Maple Ridge		17 mins	1.3 km	4 mins	17 mins
B Kanaka Creek	K - 7	5.3	6.1	633/955	385/805	Maple Ridge		30 mins	2.4 km	6 mins	24 mins
C Langley Fine Arts	1 - 7	7.1	7.5	215/955	140/805	Fort Langley	District Fine Arts Program	4 hours 48 mins	23.3 km	28 mins	1 hour 38 mins
D Alexander Robinson	K - 7	1.7	n/a	939/955	n/a	Maple Ridge		48 mins	3.7 km	6 mins	35 mins
E Fort Langley	K - 7	6.1	6.5	426/955	290/805	Fort Langley		4 hours 57 mins	24.0 km	30 mins	1 hour 44 mins
F Golden Ears	K - 7	3	4.4	910/955	717/805	Maple Ridge	Late French Immersion	54 mins	4.2 km	8 mins	27 mins

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A map of a residential area in Edmonton, Alberta. The map shows a grid of streets including 100 Ave, 102 Ave, 104 Ave, 106 Ave, 108 Ave, and 110 Ave running east-west. Running north-south are 100 St, 104 St, 108 St, and 112 St. Other streets shown include 100 Ave SW, 104 Ave SW, 108 Ave SW, 112 Ave SW, 100 Ave NE, 104 Ave NE, 108 Ave NE, and 112 Ave NE. A red pin with a white 'A' is located at the intersection of 104 Ave and 108 St. A red pin with a white 'B' is located at the intersection of 100 Ave and 104 St. The map also shows the North Saskatchewan River to the west and the city of Edmonton to the east.

Secondary School Catchment: Samuel Robertson Technical -

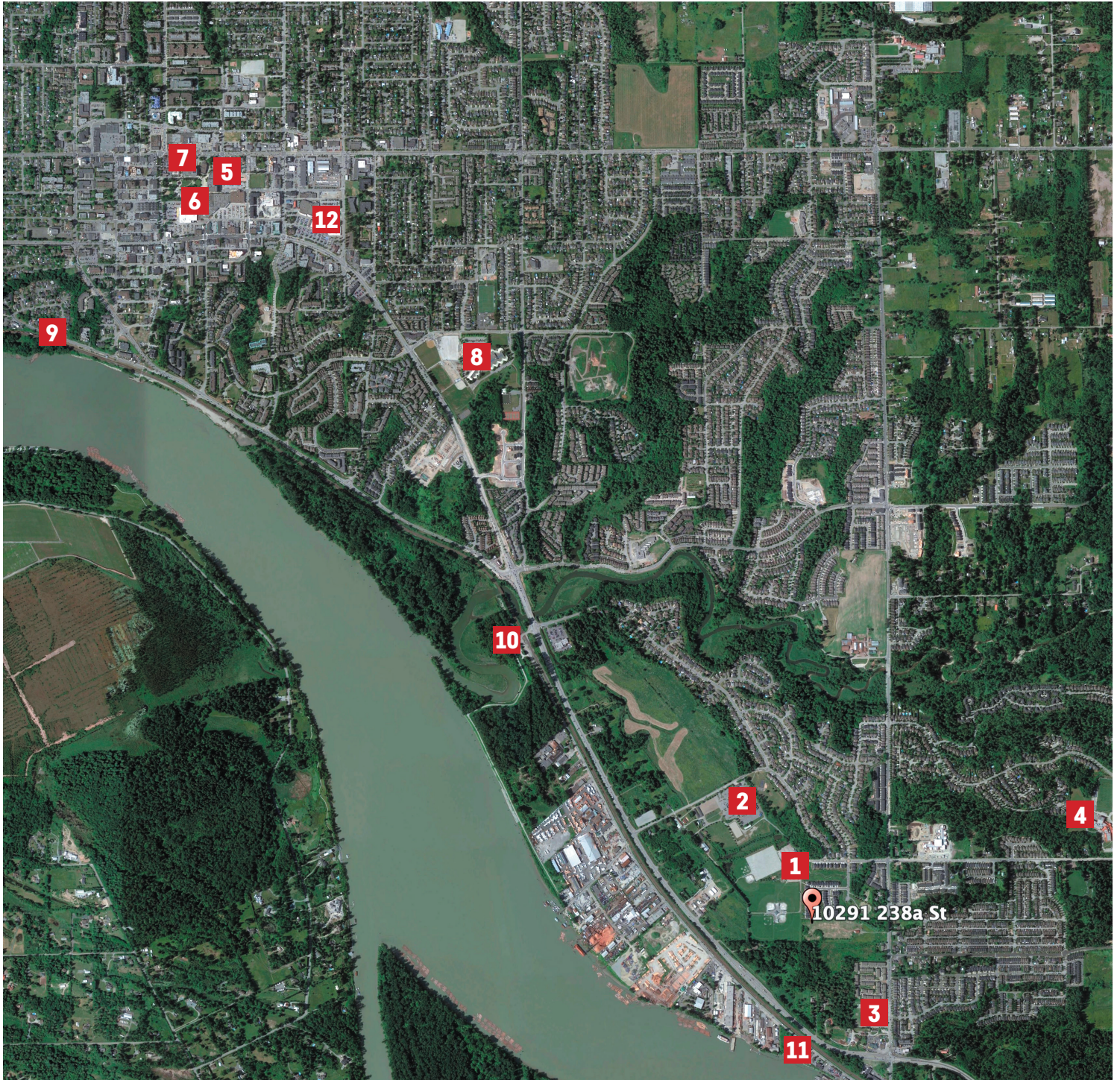
School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Samuel Robertson Tech	8 - 12	5.3	4.3	169/253	217/246	Maple Ridge	Trades Apprenticeship Programs; Hairstyling/Cosmetology Academy	22 mins	1.6 km	4 mins	13 mins
B Thomas Haney	8 - 12	6.1	5.9	120/253	133/246	Maple Ridge	AP Program; Equestrian Academy	50 mins	3.8 km	8 mins	24 mins
C Langley Fine Arts	8 - 12	7.1	7.5	215/955	140/805	Fort Langley	District Fine Arts Program; AP Program	4 hours 48 mins	23.3 km	28 mins	1 hour 38 mins
D Meadowridge	8 - 12	10	9.9	1/955	12/805	Maple Ridge	IB Program (DP); Private Independent School	56 mins	4.4 km	8 mins	38 mins
E Garibaldi	8 - 12	4.4	3.6	210/253	235/246	Maple Ridge	IB Program (DP); Interdisciplinary Arts Academy	1 hour 9 mins	5.3 km	8 mins	35 mins
F Maple Ridge	8 - 12	7.1	6.2	57/253	112/246	Maple Ridge	French Immersion; AP Program; Digital Arts Academy	1 hour 24 mins	6.6 km	12 mins	37 mins

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- | | | | |
|--------------------------------|-----------------------------------------------|-----------------------------------|----------------------------------------------|
| 1 Albion Sports Complex | 4 Samuel Robertson Technical Secondary | 7 The ACT Arts Centre | 10 Rieboldt Park |
| 2 Planet Ice | 5 Maple Ridge Public Library | 8 Thomas Haney High school | 11 Kingfishers Waterfront Bar & Grill |
| 3 Albion Elementary | 6 Maple Ridge Leisure Centre | 9 West Coast Express | 12 ValleyFair Mall |

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Presented by:
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Active
R2435770
Board: V
House/Single Family

10291 238A STREET

Maple Ridge
Albion
V2W 1G3

Residential Detached

\$1,049,900 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$1,049,900
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2017
Depth / Size:	Bathrooms:	4	Age: 3
Lot Area (sq.ft.): 3,652.00	Full Baths:	3	Zoning: RES
Flood Plain:	Half Baths:	1	Gross Taxes: \$5,479.16
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 029-775-043
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Sewer Type: **City/Municipal**

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

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **1 Block** Dist. to School Bus: **2 Blocks**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **LOT 31, PLAN EPP56457, DISTRICT LOT 405, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Greenbelt**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'0 x 14'10	Bsmt	Bedroom	11'9 x 10'0			x
Main	Great Room	14'11 x 19'0	Bsmt	Bar Room	13'9 x 18'3			x
Main	Dining Room	15'10 x 9'10			x			x
Main	Flex Room	16'0 x 12'3			x			x
Main	Foyer	15'5 x 8'3			x			x
Above	Master Bedroom	27' x 14'10			x			x
Above	Bedroom	10'6 x 11'2			x			x
Above	Bedroom	10'0 x 11'2			x			x
Above	Laundry	7'10 x 6'4			x			x
Bsmt	Living Room	15'4 x 10'3			x			x

Finished Floor (Main): **1,201**
Finished Floor (Above): **1,109**
Finished Floor (Below): **0**
Finished Floor (Basement): **846**
Finished Floor (Total): **3,156 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,156 sq. ft.**

of Rooms: **12**
of Kitchens: **1**
of Levels: **3**
Suite:
Crawl/Bsmt. Height: **8'**
Beds in Basement: **1** Beds not in Basement: **3**
Basement: **Full**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	No
3	Above	5	Yes
4	Bsmt	4	No
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

Listing Broker(s): **Keller Williams Elite Realty**

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