



24320 104A AVENUE | MAPLE RIDGE | V2W 0G7



CLOSE TO SCHOOLS, CUL-DE-SAC

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Active
R2652383
 Board: V
 House/Single Family

24320 104A AVENUE

Maple Ridge
 Albion
 V2W 0G7

Residential Detached

\$1,799,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,799,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2014
Frontage(feet): 0.00	Bathrooms: 4	Age: 8
Frontage(metres):	Full Baths: 3	Zoning: RES
Depth / Size:	Half Baths: 1	Gross Taxes: \$6,322.78
Lot Area (sq.ft.): 3,995.00	Rear Yard Exp:	For Tax Year: 2021
Lot Area (acres): 0.09	P.I.D.: 028-687-507	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
Services Connected: Electricity, Natural Gas, Storm Sewer, Water		

Sewer Type: **City/Municipal**

Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stone, Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish:
 Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Laminate, Tile, Carpet**

Legal: **LOT 23, PLAN BCP49334, SECTION 10, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences: **Cul-de-Sac, Private Yard**

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

Finished Floor (Main):	1,061	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,192	Main	Great Room	15'0 x 14'6	Bsmt	Kitchen	14'5 x 11'6	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15'0 x 11'0	Bsmt	Living Room	14'5 x 12'6	Main	2
Finished Floor (Below):	0	Main	Dining Room	15'0 x 11'6	Bsmt	Dining Room	14'5 x 9'0	Above	5
Finished Floor (Basement):	1,061	Main	Den	10'1 x 6'0	Bsmt	Bedroom	14'7 x 12'0	Above	4
Finished Floor (Total):	3,314sq. ft.	Main	Foyer	15'7 x 6'0			x	Bsmt	4
Unfinished Floor:	0	Main	Pantry	6'1 x 5'0			x		
Grand Total:	3,314sq. ft.	Main	Mud Room	11'2 x 6'0			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Master Bedroom	16'7 x 15'0			x		
Suite: Unauthorized Suite		Above	Walk-In Closet	11'7 x 6'5			x		
Basement: Full		Above	Bedroom	15'3 x 11'0			x		
		Above	Bedroom	17'6 x 11'10			x		
		Above	Laundry	9'4 x 6'2			x		
		Above	Flex Room	9'0 x 8'9			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 17	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

Semi-custom 4 bedroom (den could easily be 5th bed), 4 bathroom home has plenty of room for the entire family and loads of upgrades. The premium self contained suite is perfect for the in-laws or mortgage helper with the same quality of finishing as the main floor. The bright & spacious kitchens boast quartz counter tops, high quality s/s appliances & tons of cabinets/storage. Additional sound proofing between the main floor & basement ensures little/no sound transference. This home has too many extras to list and includes - 10' ceilings, A/C, stunning light fixtures, hardwood flooring & more. All this plus a private fully fenced backyard, 2 car garage, large driveway and is located close to the new elementary school, Albion Park, Albion Sports Complex, and Samuel Robertson High School.



RAMIREZ REAL ESTATE

IN-DEMAND NEIGHBOURHOOD WITH IN-LAW SUITE

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Rare premium upgrades in this “Luxury In-Law” or high-earning rental suite house. In-demand neighbourhood – fast sales; scenic family-oriented street safe for biking and small child play.

- 3300 square feet, 3.5 b/r & 3 bath up, 1 br/ bath in grand in-law suite. Convert flex room into a fourth bedroom or home office as desired.
- Tucked onto a private and well-lit street beside the new Albion Community Centre, newly opened *casqonele* Elementary School, Albion Park, Albion Sports Complex, and Samuel Robertson High School.
- Double cul-de-sac private street surrounded by a Green Belt trail, private and well-maintained walking path. Walk or bike from your doorstep to the adjacent Thornhill trail system or bike park.
- 3 car driveway & 1 street parking spot, 2 car garage.
- Grand basement suite – 10 $\frac{3}{4}$ ' ceiling great room: XL windows, transom window, and glass french-doors allow light to pass through the space. Extra large Samsung appliances, large island, built-in office, soaker tub. Separate dedicated walkway and entrance, clean and well lit.
- No costs spared sound-proofing (Rockwool & Resilient Bar) separate the main and basement floor. Entertain on both the main floor and basement floor with little noise passing between.
- In-ceiling Bluetooth speakers play throughout the main/upper floors of the house, in the backyard, and front porch. Zone-by-zone control.
- Extended size ensuite gives ample counter and bathtub space, with heated tile floors.
- Mature front and backyard 15' privacy hedges & trees surround a fully private yard space. Full sun backyard on flat lawn.
- New contemporary composite shed on concrete pad
- Grand master bedroom: dramatic double doors & step up to a 15' vaulted ceiling master bedroom with window seat.
- Air conditioning through whole house & suite provided from a top-brand Trane heat pump.
- Peak lighting and upgraded light fixtures set off the curb appeal at night in this bright, safe neighbourhood.



KW ELITE REALTY
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