



RAMIREZ REAL ESTATE

STUNNING 3-BEDROOM HOME WITH UPGRADES

43-59060 LOUGHEED HIGHWAY | AGASSIZ | V0X 1L3



3 BEDROOMS

2 BATHROOMS

1,216 SQ FT

PRIVATE YARD, RURAL SETTING

DESCRIPTION

Welcome to this immaculate 3-bedroom, 2-bathroom home featuring a den and an airy open concept design with vaulted ceilings. This home is loaded with upgrades, including built-in cabinetry, designer lighting, and high-end finishes throughout.

Enjoy year-round comfort with central A/C, and take advantage of the large deck and beautifully landscaped yard, perfect for pets, kids, gardening, and outdoor entertaining. The detached garage provides ample space for parking, storage, or hobbies.

Situated in one of the most desirable parks, this home offers abundant activities for outdoor enthusiasts and is just a short drive to shopping, restaurants, and other amenities. Don't miss out on this exceptional home that promises to impress!

SPECIFICATIONS

STYLE OF HOME: 1 STOREY

YEAR BUILT: 2021

WATER SUPPLY: WELL

FEATURES: ADULT ORIENTED



ROYAL LEPAGE
ELITE West

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R2900629
Board: H
Manufactured

43 59060 LOUGHEED HIGHWAY

Agassiz
Agassiz
VOX 1L3

Residential Detached
\$439,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$439,000**
Meas. Type: Bedrooms: **3** Approx. Year Built: **2021**
Frontage(feet): Bathrooms: **2** Age: **3**
Frontage(metres): Full Baths: **2** Zoning: **MH**
Depth / Size: Half Baths: **0** Gross Taxes: **\$688.17**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.00** P.I.D.: **700-013-855** Tax Inc. Utilities?: **No**
Flood Plain: **Yes** Tour: **Virtual Tour URL**
View: **:**
Complex/Subdiv: **Grace Estates**
First Nation Reserve: **Skawahlook / Sq'ewá:lxw First Nation**
Services Connected: **Electricity, Septic, Water**
Sewer Type: **Septic** Water Supply: **Well - Shallow**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Vinyl**
Foundation: **Concrete Block**

Renovations:
of Fireplaces: **R.I.** Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Propane Gas**

Reno. Year:
Rain Screen:
Metered Water: **No**
R.I. Plumbing:

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport; Single, Garage; Single**
Driveway Finish: **Concrete**
Dist. to Public Transit:
Title to Land: **Leasehold not prepaid-NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Vinyl/Linoleum, Carpet**

Legal: **MHR #105596 CSA #MB-4512. BAY 34 GRACE ESTATES**

Amenities: **In Suite Laundry**

Site Influences: **Adult Oriented, Private Yard, Rural Setting**

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

Finished Floor (Main):	1,216	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'10 x 14'09			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'0 x 14'09			x	Main 4
Finished Floor (Below):	0	Main	Walk-In Closet	5'06 x 6'0			x	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	14'8 x 11'2			x	
		Main	Bedroom	8'6 x 8'6			x	
Finished Floor (Total):	1,216sq. ft.	Main	Bedroom	9'0 x 9'0			x	
Unfinished Floor:	0	Main	Den	11'0 x 7'10			x	
Grand Total:	1,216sq. ft.			x			x	
				x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type: Single Wide	Registered in MHR?: Yes	PAD Rental: \$575.00				
# of Kitchens: 1	# of Rooms: 7	MHR#: 105596	CSA/BCE: MB-4512	Maint. Fee: \$575.00				
ByLaw Restrictions: Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed								

Listing Broker(s): **Royal LePage Elite West**

Spotless 3 bedroom (+den), 2 bathroom home boasts an airy open concept with vaulted ceilings and LOADS OF UPGRADES including built-in cabinetry, designer lighting and finishing throughout. The central A/C, large deck and beautifully landscaped yard are perfect for pets, kids, gardening & outdoor entertaining. The detached garage has plenty of room for parking, toys or space for hobbyist. Beautifully located in one of the nicest parks with loads activities for the outdoor enthusiast and only a short drive to amenities including shopping, restaurants and more. This home will not disappoint. Book your private viewing today!!