



**RAMIREZ** REAL ESTATE

# IMMACULATE ALBION TOWNHOME

8 - 10151 240 STREET | MAPLE RIDGE | V2W 0G9

**\$469,900**



**2 BEDROOMS**

**3 BATHROOMS**

**1,089 SQ. FT.**

**RECREATION & SHOPPING NEARBY**

## DESCRIPTION

Immaculate 3 bathroom, 2 bedroom townhome located walking distance to elementary schools and SRT High School. Bright and open floor plan on the main floor boasts quartz counter tops, stainless steel appliances and large island in the kitchen with access to the balcony for BBQing. Cozy up to the fireplace in the living room which adjoins the dining area (perfect for hosting dinner parties). Upstairs you will find 2 spacious bedrooms and the lower level has bathroom/laundry area. There is also parking for 3 vehicles and fenced yard for pets & kids. All this located close to transit (West Coast Express). You won't be disappointed!!

## SPECIFICATIONS

STYLE OF HOME:	TOWNHOUSE
YEAR BUILT:	2014
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	FULL APPLIANCE PACKAGE



**KW ELITE REALTY**  
KELLER WILLIAMS

**JULIE RAMIREZ** | PREC\* | 778.385.3875 | [INFO@RAMIREZREALESTATE.CA](mailto:INFO@RAMIREZREALESTATE.CA)

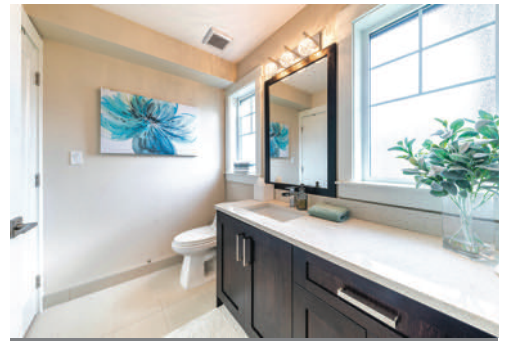
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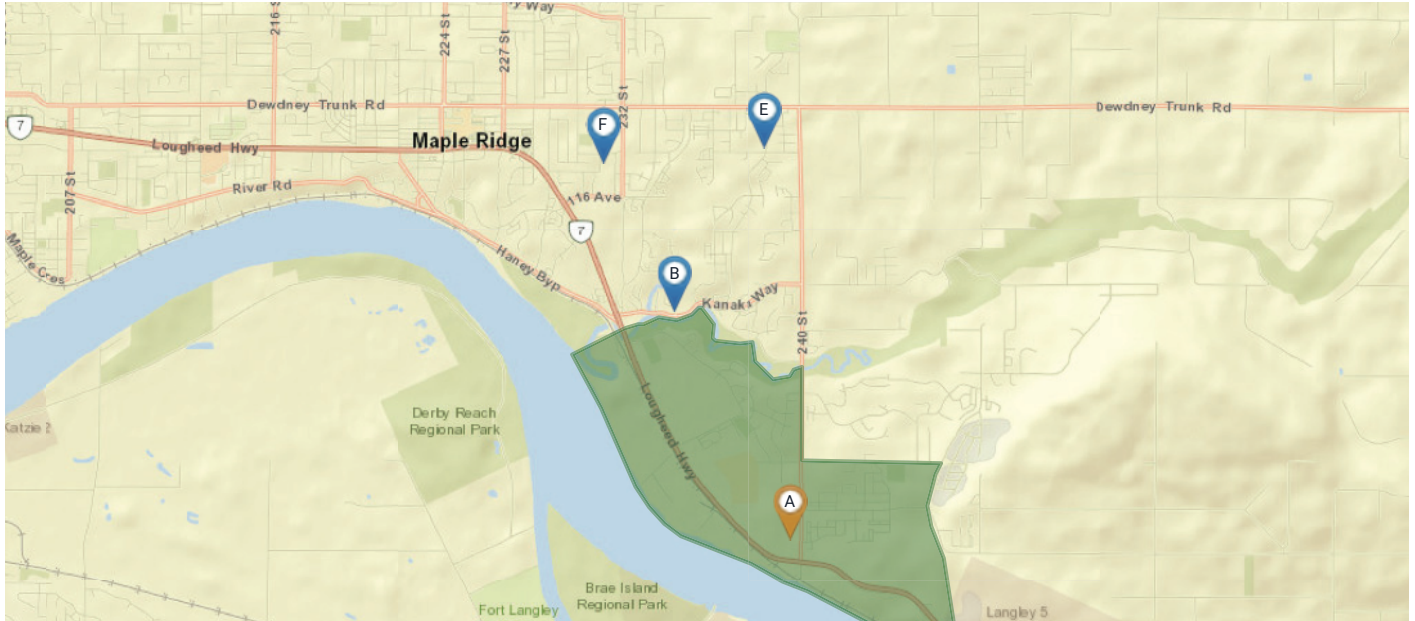
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## NEARBY ELEMENTARY SCHOOLS



**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		7 mins	0.5 km	2 mins	7 mins
B Kanaka Creek	K - 7	5.3	6.1	633/955	385/805	Maple Ridge		40 mins	3.2 km	6 mins	25 mins
C Fort Langley	K - 7	6.1	6.5	426/955	290/805	Fort Langley		5 hours 9 mins	24.9 km	30 mins	1 hour 49 mins
D Langley Fine Arts	1 - 7	7.1	7.5	215/955	140/805	Fort Langley	District Fine Arts Program	5 hours 0 mins	24.1 km	29 mins	1 hour 43 mins
E Alexander Robinson	K - 7	1.7	n/a	939/955	n/a	Maple Ridge		52 mins	4.0 km	7 mins	39 mins
F Golden Ears	K - 7	3	4.4	910/955	717/805	Maple Ridge	Late French Immersion	1 hour 5 mins	5.0 km	8 mins	28 mins

KWELITE REALTY  
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## NEARBY SECONDARY SCHOOLS



**Legend:** Subject Property Catchment School Other Schools

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	26 mins	1.9 km	5 mins	16 mins
B Langley Fine Arts	8 - 12	7.1	7.5	215/955	140/805	Fort Langley	District Fine Arts Program; AP Program	5 hours 0 mins	24.1 km	29 mins	1 hour 43 mins
C Thomas Haney	8 - 12	6.1	5.9	120/253	133/246	Maple Ridge	AP Program; Equestrian Academy	1 hour 2 mins	4.7 km	8 mins	25 mins
D Garibaldi	8 - 12	4.4	3.6	210/253	235/246	Maple Ridge	IB Program (DP); Interdisciplinary Arts Academy	1 hour 13 mins	5.6 km	9 mins	38 mins
E Meadowridge	8 - 12	10	9.9	1/955	12/805	Maple Ridge	IB Program (DP); Private Independent School	1 hour 0 mins	4.7 km	9 mins	42 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 36 mins	7.4 km	12 mins	37 mins

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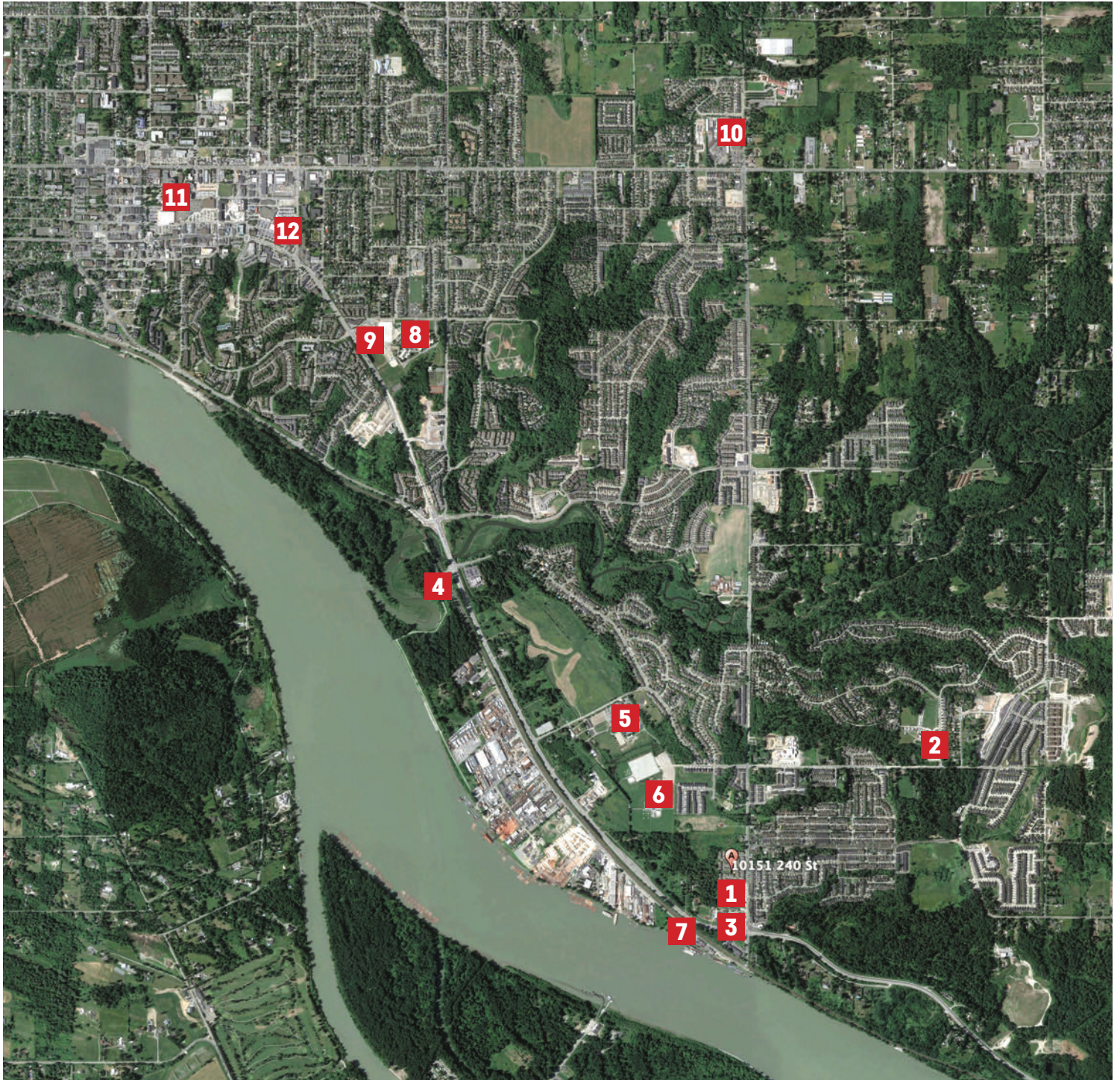
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- |   |                                |                                 |                                      |
|---|--------------------------------|---------------------------------|--------------------------------------|
| <b>1</b> Albion Elementary                    | <b>4</b> Kanaka Creek Park     | <b>7</b> Kingfishers Restaurant | <b>10</b> Save-On-Foods              |
| <b>2</b> Samuel Robertson Technical Secondary | <b>5</b> Planet Ice            | <b>8</b> Thomas Haney           | <b>11</b> Maple Ridge Leisure Centre |
| <b>3</b> Bruce's Country Market               | <b>6</b> Albion Sports Complex | <b>9</b> Telosky Stadium        | <b>12</b> Valley Fair Mall           |

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Presented by:  
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**Active**  
**R2441797**

Board: V  
 Townhouse

**8 10151 240 STREET**

Maple Ridge  
 Albion  
 V2W 0G9

Residential Attached

**\$469,900** (LP)   
 (SP)



Sold Date:	Frontage (feet): <b>0.00</b>	Original Price: <b>\$469,900</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2014</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>6</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>3</b>	Zoning: <b>STRATA</b>
Flood Plain: <b>No</b>	Full Baths: <b>2</b>	Gross Taxes: <b>\$2,536.10</b>
Council Apprv?:	Half Baths: <b>1</b>	For Tax Year: <b>2019</b>
Exposure:	Maint. Fee: <b>\$173.64</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>029-266-602</b>
Mgmt. Co's Name: <b>Davin Mgmt</b>		Tour:
Mgmt. Co's Phone:		
View:		
Complex / Subdiv:		
Services Connected: <b>Electricity, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Electric**  
 Outdoor Area: **Balcony(s), Fenced Yard**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 Metered Water:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **3** Covered Parking: **2** Parking Access: **Rear**  
 Parking: **Grge/Double Tandem, Open, Visitor Parking**  
 Locker:  
 Dist. to Public Transit:  
 Units in Development: **113** Dist. to School Bus:  
 Title to Land: **Freehold Strata** Total Units in Strata: **113**  
 Property Disc.: **Yes**  
 Fixtures Leased: **:**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**  
 Legal: **STRATA LOT 8, PLAN EPS1787, DISTRICT LOT 405, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences:  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 11'2			x			x
Main	Kitchen	13' x 14'			x			x
Main	Dining Room	8'10 x 11'8			x			x
Above	Master Bedroom	13' x 13'5			x			x
Above	Bedroom	13' x 11'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>475</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>494</b>	Crawl/Bsmt. Height:			1	<b>Below</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>120</b>	Restricted Age:			2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Above</b>	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total): <b>1,089 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>1,089 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

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