



Presented by:  
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**Active**  
**R2588386**  
 Board: F  
 House/Single Family

**33656 GRACE AVENUE**

Abbotsford  
 Matsqui  
 V4X 1T7

Residential Detached

**\$826,900** (LP)

(SP)



Sold Date: Frontage (feet): **66.00** Original Price: **\$826,900**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **9999**  
 Depth / Size: **132** Bathrooms: **2** Age: **999**  
 Lot Area (sq.ft.): **8,712.00** Full Baths: **2** Zoning: **RS5**  
 Flood Plain: **Yes** Half Baths: **0** Gross Taxes: **\$3,975.02**  
 Rear Yard Exp: For Tax Year: **2021**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **003-659-534**  
 Tour:

View: **Yes: Mountains**  
 Complex / Subdiv: **Matsqui Village**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **3 Level Split, Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Vinyl, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Sundeck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Garage; Single, RV Parking Avail.**

Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**  
 Title to Land: **Freehold NonStrata**

Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Mixed**

Legal: **LOT 25 EXCEPT EAST 32.5 FEET SEC 10 TWP 17 NWD PLAN 888 & PID 003-659-470 LOT 24**

Amenities: **Garden, Storage**

Site Influences: **Central Location, Shopping Nearby**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'	Below	Living Room	12' x 12'			x
Main	Dining Room	15'9 x 11'8	Below	Eating Area	5' x 5'			x
Main	Kitchen	14' x 11'	Below	Recreation	14' x 12'			x
Main	Master Bedroom	16'8 x 12'9	Below	Storage	10' x 6'			x
Main	Bedroom	11' x 11'			x			x
Bsmt	Bedroom	7'6 x 11'			x			x
Main	Laundry	10'9 x 8'5			x			x
Below	Bedroom	12' x 10'			x			x
Below	Bedroom	11' x 10'			x			x
Below	Kitchen	15' x 15'			x			x

Finished Floor (Main):	<b>1,248</b>	# of Rooms: <b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,362</b>	# of Levels: <b>2</b>	2	<b>Below</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3			<b>No</b>	Pool:
Finished Floor (Total):	<b>2,610 sq. ft.</b>	Crawl/Bsmt. Height:	4			<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>1</b> Beds not in Basement: <b>4</b>	5			<b>No</b>	Grg Dr Ht:
Grand Total:	<b>2,610 sq. ft.</b>	Basement: <b>Fully Finished, Separate Entry</b>	6			<b>No</b>	
			7			<b>No</b>	
			8			<b>No</b>	

Listing Broker(s): **RE/MAX Little Oak Realty (Abbotsford) RE/MAX Little Oak Realty (Abbotsford)**

**Country Living - Come check out this 5 bedroom home for sale in Matsqui Village. It features 3 bedrooms upstairs, 2 bedroom suite plus large rec room downstairs & a huge fully fenced flat backyard. This home is situated on 2 separate parcels with over 8,700 sq. ft. Subdivision potential (confirm with the city). It is located only minutes from the Abby/Mission Hwy., Junction Shopping Center, schools, restaurants, West Coast Express, parks & trails, etc. Renovate this home, or tear down and build your dream home, bring your ideas! Book your private viewing today!**