



Presented by:

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KINFOLK

REAL ESTATE

**Active**  
**R2546637**Board: F  
Apartment/Condo**201 32089 OLD YALE ROAD**Abbotsford  
Abbotsford West  
V2T 2C8

Residential Attached

**\$234,500** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$234,500</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1978</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>43</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>RML</b>
Flood Plain: <b>No</b>	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,088.08</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2020</b>
Exposure: <b>Northeast</b>	Maint. Fee: <b>\$310.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?: <b>No</b>		P.I.D.: <b>001-634-658</b>
Mgmt. Co's Name: <b>Campbell Management</b>		Tour:
Mgmt. Co's Phone: <b>604-855-2400</b>		
View: <b>No</b>		
Complex / Subdiv: <b>Heather Ridge</b>		
Services Connected: <b>Electricity, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>1 Storey</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access:
Construction: <b>Log</b>	Parking: <b>Garage; Underground</b>		
Exterior: <b>Mixed</b>			Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>			Dist. to School Bus:
Rain Screen:	Reno. Year:	Dist. to Public Transit:	Total Units in Strata: <b>21</b>
Renovations:	R.I. Plumbing:	Units in Development: <b>21</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Title to Land: <b>Freehold Strata</b>	
Fireplace Fuel: <b>None</b>	R.I. Fireplaces:	Property Disc.: <b>No</b>	
Fuel/Heating: <b>Electric</b>	# of Fireplaces: <b>0</b>	Fixtures Leased: <b>No</b>	
Outdoor Area: <b>Balcony(s)</b>		Fixtures Rmvd: <b>No</b>	
Type of Roof: <b>Tar &amp; Gravel</b>		Floor Finish: <b>Laminate, Tile, Wall/Wall/Mixed</b>	

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**  
 Legal: **STRATA LOT 11 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN NW1047**

Amenities: **Elevator, In Suite Laundry, Recreation Center, Storage**Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'11 x 19'2			x			x
Main	Kitchen	8'11 x 7'11			x			x
Main	Dining Room	10'7 x 8'9			x			x
Main	Master Bedroom	10'6 x 15'5			x			x
Main	Bedroom	8'3 x 13'11			x			x
Main	Laundry	5'1 x 5'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,070</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age: <b>55+</b>			2			<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats: <b>No</b>	Dogs: <b>No</b>	3			<b>No</b>	Pool:
Finished Floor (Total): <b>1,070 sq. ft.</b>	# or % of Rentals Allowed:			4			<b>No</b>	Garage Sz:
	Bylaws: <b>Age Restrictions, Pets Not Allowed, Rentals Not Allowed</b>			5			<b>No</b>	Grg Dr Ht:
Unfinished Floor: <b>0</b>				6			<b>No</b>	
Grand Total: <b>1,070 sq. ft.</b>	Basement: <b>None</b>			7			<b>No</b>	
				8			<b>No</b>	

Listing Broker(s): **RE/MAX Nyda Realty Inc.**

**This 1070 square foot 2 bedroom, 1 bath, corner unit has ample windows allowing for lots of light. This spacious home has a large closed-in balcony. The kitchen has been recently renovated with Quartz countertops and new backsplash. An amazing feature is this unit has in-suite laundry with a spacious laundry room and cabinetry. The building itself has been well-maintained and is close to downtown Abbotsford and it's shopping, restaurants, and transit. 55+ strata with no pets or rentals allowed. The building features extra storage, recreation room, and secured underground parking. Court Ordered Sale, to be sold as is, where is.**