



Presented by:
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Active
R2674605
 Board: V
 House/Single Family

26115 DEWDNEY TRUNK ROAD

Maple Ridge
 Websters Corners
 V2X 1A2

Residential Detached

\$950,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$950,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1972**
 Frontage(feet): **80.60** Bathrooms: **1** Age: **50**
 Frontage(metres): **24.57** Full Baths: **1** Zoning: **RS-3**
 Depth / Size: **130** Half Baths: **0** Gross Taxes: **\$4,028.45**
 Lot Area (sq.ft.): **10,239.00** Rear Yard Exp: For Tax Year: **2021**
 Lot Area (acres): **0.24** P.I.D.: **010-248-501** Tax Inc. Utilities?: **No**
 Flood Plain: Tour: **Virtual Tour URL**
 View: :
 Complex/Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Sewer Type: **Septic**

Water Supply: **City/Municipal**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

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

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

Total Parking: **4** Covered Parking: **1** Parking Access:
 Parking: **Garage; Single**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **LOT 14 SECTION 24 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 21069**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,050	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	10' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10' x 10'			x	Main 4
Finished Floor (Below):	0	Main	Master Bedroom	10' x 10'			x	
Finished Floor (Basement):	858	Main	Bedroom	10' x 10'			x	
Finished Floor (Total):	1,908sq. ft.	Main	Bedroom	10' x 9'			x	
Unfinished Floor:	0	Bsmt	Recreation Room	13' x 10'			x	
Grand Total:	1,908sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: Fully Finished				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Group-West Coast Realty (Abbotsford)**

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Welcome all handymen, builders and investors! Massive 10,239 Sq Ft Corner Lot located in a rural area of Maple Ridge but close to absolutely everything - best of both worlds! Basement Entry home boasting 3 Bedrooms & 1 Bathroom and enough room for the whole family. Functional floor plan with foyer upon entry, large recreation room, laundry area and access to your single car garage. Upper floor features an open living room with fireplace, dining, kitchen, 3 Bedrooms and a full bathroom. Fully usable and flat lot. City water and septic. Parking in front or along the side of the house as well. Close to Kanaka Creek park, Whonnock lake, commercial shops and stores, all levels of schooling, and Downtown Maple Ridge. Build some sweat equity here or build your dream home here with 80' frontage!