



Presented by:
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Active
R3049774
Board: F
Apartment/Condo

3109 11967 80 AVENUE

N. Delta
Scottsdale
V4C 0E2

Residential Attached

\$584,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$625,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2017
Frontage(feet):	Bathrooms: 2	Age: 9
Frontage(metres):	Full Baths: 2	Zoning: F13
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,218.94
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 030-115-353	Tax Inc. Utilities?: No
View: Yes :CITY AND OCEAN		Tour:
Complex / Subdiv: DELTA RISE		
First Nation:		
Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage Underbuilding, Garage; Underground, Visitor Parking**
Dist. to Public Transit: **IMMEDIATE** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **STRATA LOT 278, PLAN EPS4044, SECTION 25, TOWNSHIP 4, 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: **Bike Room, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Recreation Center, Storage**

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

Finished Floor (Main): 801	Units in Development: 317	Tot Units in Strata: 317	Locker: Yes
Finished Floor (Above): 0	Exposure: South	Storeys in Building: 38	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: AWM ALLIANCE	Mgmt. Co's #: 604-685-3227	
Finished Floor (Below): 0	Maint Fee: \$430.00	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal		
Finished Floor (Total): 801 sq. ft.			
Unfinished Floor: 0			
Grand Total: 801 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Restricted Age: # of Pets: Cats: Dogs:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'0 x 5'0			x	1	Main	3	No
Main	Kitchen	8'0 x 6'0			x	2	Main	4	Yes
Main	Living Room	16'1 x 10'8			x	3			
Main	Primary Bedroom	11'0 x 10'8			x	4			
Main	Bedroom	11'0 x 9'8			x	5			
Main	Den	4'8 x 9'8			x	6			
Main	Dining Room	8'0 x 10'0			x	7			
					x	8			

Listing Broker(s): **Royal LePage Westside**

Rise above it all with this move-in-ready 2-bed + den, 2-bath condo at Delta Rise. A bright, functional layout features floor-to-ceiling windows, separated bedrooms for privacy, and a flexible den for extra space. Enjoy morning coffee or evening wine on the generous covered balcony with sweeping city and ocean views. Amenities include a gym, gardens, media room, playground, and outdoor lounge — with restaurants, shops, and transit steps away.