



Presented by:
Micky Kandola

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Active
R3001449

Board: N
Townhouse

75 WEDEENE STREET

Kitimat
Kitimat
V8C 1W3

Residential Attached

\$139,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Frontage(feet): **0.00**
Frontage(metres): **0.00**
Depth / Size (ft.): **0**
Sq. Footage: **0.00**
Flood Plain:
View: **No**
Complex / Subdiv:
First Nation
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

If new,GST/HST inc?:
Bedrooms: **2**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**

P.I.D.: **018-012-183**

Original Price: **\$139,000**
Approx. Year Built: **1970**
Age: **55**
Zoning: **R3A**
Gross Taxes: **\$1,709.15**
For Tax Year: **2024**
Tax Inc. Utilities?:
Tour:

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Block**

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

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

Total Parking: Covered Parking: Parking Access:
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: **No**
Floor Finish:

Legal: **STRATA LOT B DISTRICT LOT 6025 RANGE 5 COAST DISTRICT STRATA PLAN PRS56 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **None**

Site Influences:
Features:

Finished Floor (Main): **412**
Finished Floor (Above): **412**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **412**
Finished Floor (Total): **1,236 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,236 sq. ft.**

Units in Development: **4**
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$0.00**
Maint Fee Includes:

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Suite: **None**
Basement: **Unfinished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **5**

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

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10'0 x 17'0			x	1	Above	4	No
Main	Dining Room	10'0 x 8'0			x	2			
Main	Living Room	12'0 x 14'0			x	3			
Above	Bedroom	10'0 x 17'0			x	4			
Above	Bedroom	8'0 x 10'0			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage Aspire Realty (Terr)**

This 2 bedroom townhome offers affordable housing close to the downtown core. Walking in through the main floor a spacious kitchen, living room and dining room awaits. Upstairs you'll find 2 bedrooms and a 4pce bathroom. Conveniently located near walking trails, grocery stores and the hospital.



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Active
R3001498

Board: N
Townhouse

77 WEDEENE STREET

Kitimat
Kitimat
V8C 1W3

Residential Attached

\$139,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$139,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1970
Frontage(feet): 0.00	Bathrooms: 1	Age: 55
Frontage(metres): 0.00	Full Baths: 1	Zoning: R3A
Depth / Size (ft.): 0	Half Baths: 0	Gross Taxes: \$1,730.99
Sq. Footage: 0.00	P.I.D.: 018-012-175	For Tax Year: 2024
Flood Plain:		Tax Inc. Utilities?:
View: No :		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Block**

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

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

Total Parking: Covered Parking: Parking Access:
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **STRATA LOT A DISTRICT LOT 6025 RANGE 5 COAST DISTRICT STRATA PLAN PRS56 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **None**

Site Influences:
Features:

Finished Floor (Main): **412**
Finished Floor (Above): **412**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **824 sq. ft.**
Unfinished Floor: **412**
Grand Total: **1,236 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$0.00**
Maint Fee Includes:

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Suite: **None**
Basement: **Unfinished**
Crawl/Bsmt. Ht: **# of Levels: 3**
of Kitchens: **1** **# of Rooms: 6**

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

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10'0 x 17'0			x	1	Above	4	No
Main	Dining Room	10'0 x 8'0			x	2			
Main	Living Room	12'0 x 14'0			x	3			
Above	Bedroom	10'0 x 17'0			x	4			
Above	Bedroom	8'0 x 10'0			x	5			
Above	Bedroom	8'0 x 10'0			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage Aspire Realty (Terr)**

This 3 bedroom townhome offers affordable housing close to the downtown core. Walking in through the main floor a spacious kitchen, living room and dining room awaits. Upstairs you'll find 3 bedrooms and a 4pce bathroom. Conveniently located near walking trails, grocery stores and the hospital.



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Active
R3015565

Board: N
Townhouse

9 486 QUATSINO BOULEVARD

Kitimat
Kitimat
V8C 1V2

Residential Attached

\$259,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$259,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1970
Frontage(feet):	Bathrooms: 1	Age: 55
Frontage(metres):	Full Baths: 1	Zoning: R3-A
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,082.69
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 009-334-165	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Level Split**
Construction: **Frame - Wood**
Exterior: **Stucco, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Carport; Single, Other**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 18 DISTRICT LOTS 6025, 6032 AND 6033 RANGE 5 COAST DISTRICT STRATA PLAN 3 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **In Suite Laundry, None**

Site Influences:
Features:

Finished Floor (Main):	500
Finished Floor (Above):	475
Finished Floor (AbvMain2):	0
Finished Floor (Below):	475
Finished Floor (Basement):	0
Finished Floor (Total):	1,450 sq. ft.
Unfinished Floor:	0
Grand Total:	1,450 sq. ft.

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$275.00**
Maint Fee Includes: **Snow removal**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Suite: **None**
Basement: **Partly Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **7**

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

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	13'2" x 12'2"			x	1	Above	4	No
Main	Living Room	18'10" x 15'			x	2			
Above	Bedroom	9'6" x 9'10"			x	3			
Above	Bedroom	9'6" x 9'10"			x	4			
Above	Primary Bedroom	12' x 10'6"			x	5			
Below	Recreation Room	16'8" x 9'5"			x	6			
Below	Laundry	17'10" x 12'			x	7			
		x			x	8			

Listing Broker(s): **RE/MAX Coast Mountains - Kitimat**

Step into carefree living with this 3 level split condo unit in the center of the downtown area. Features include high ceilings on the main floor, with galley style kitchen and eating area, access to backyard to enjoy your fully fenced area with a deck to take in out door entertaining, laminate flooring throughout most of the living space. Parking for 2 vehicles out front with 1 being covered. There are 2 bedrooms plus the master on the upper floor and a good-sized rec room on the lower floor that could serve as a large 4th bedroom, or great tv space, also on the lower level, a laundry area with lots of storage, including a large crawl space for even more storage space. All this adds up to carefree living, walking distance to town, pool and arenas.



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Active
R3010855

Board: N
1/2 Duplex

7861 ROCHESTER CRESCENT

PG City South West
Lower College Heights
V2N 3V7

Residential Attached

\$285,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$299,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 1977
Frontage(feet):	Bathrooms: 1	Age: 48
Frontage(metres):	Full Baths: 1	Zoning: RT1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,474.01
Sq. Footage: 4,320.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 008-622-531	Tax Inc. Utilities?:
View: No :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Metal, Wood**
Foundation: **Preserved Wood**

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

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

Total Parking: **3** Covered Parking: Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate**

Dist. to School Bus:

Legal: **LOT 19 DISTRICT LOT 2013 CARIBOO DISTRICT PLAN 23009**

Amenities:

Site Influences: **Paved Road, Private Setting, Private Yard**
Features:

Finished Floor (Main): 900			Units in Development:			Tot Units in Strata:			Locker:		
Finished Floor (Above): 0			Exposure:			Storeys in Building:					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name:			Mgmt. Co's #:					
Finished Floor (Below): 0			Maint Fee:			Council/Park Apprv?:					
Finished Floor (Basement): 810			Maint Fee Includes:								
Finished Floor (Total): 1,710 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,710 sq. ft.			Bylaws Restrictions:								
Suite: None			Restricted Age:			# of Pets:			Cats: Dogs:		
Basement: Full			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?:								
# of Kitchens: 1			Short Term Lse-Details:								
# of Levels: 2											
# of Rooms: 7											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Primary Bedroom	13'11 x 10'5			x	1	Main	4	No		
Main	Bedroom	10'5 x 8'5			x	2					
Main	Living Room	11'5 x 9'2			x	3					
Main	Kitchen	10'5 x 8'3			x	4					
Bsmt	Recreation Room	19' x 11'3			x	5					
Bsmt	Bedroom	12'10 x 9'3			x	6					
Bsmt	Bedroom	12'2 x 9'2			x	7					
		x			x	8					

Listing Broker(s): **Royal LePage Aspire Realty**

Spacious with some updates. 1/2 duplex in desirable College Heights! Offering approx. 1,800 sq ft with four bedrooms and one bathroom, plus potential for a second bath. Separate entry makes it ideal for a future suite or mortgage helper. Backing onto Malaspina Elementary, this home is perfect for families -- enjoy privacy and easy access to schools and parks. Recent updates add value and comfort. Located in a great neighbourhood with tons of potential. Don't miss this opportunity to get into a fantastic area with room to grow.