For Multi-Picture Tours Go To:
www.mitten-realty-services.com



109 2526 Lakeview Crescent, Abbotsford **$399,800.00**

Spacious Extensively Updated 2 Bedroom, 2 Bath Corner Unit Conveniently Located In Central Abbotsford Affordable Living In Style

Absolutely gorgeous ground level corner unit has been extensively renovated including wide plank floors, kitchen, light fixtures, paint and decor, blinds, bathrooms and so much more. Entertaining is easy with the spacious living room with cozy gas fireplace and door to patio. Spacious dining room. Gorgeous updated kitchen with white shaker style cabinets, stainless steel appliances and quartz counters with under mount sink. Two updated bathrooms and two spacious bedrooms (separated by the living area) including primary bedroom with updated three piece ensuite. Actual laundry room with space for a freezer is an added bonus. Parking stall and locker. A gorgeous ground level, corner unit in a pet friendly building absolutely must be seen to appreciate. Two pets allowed - dogs must be a breed that doesn't exceed 30 lbs.

The Mitten
REAL ESTATE TEAM
Doug, Bonnie & David Mitten
Century 21 Coastal Realty Ltd.

604-290-5480

All information contained in this brochure while thought to be accurate is not guaranteed to be accurate and should be verified by the purchaser.

Strata Plan shows the size of the unit as 990 square feet floor plan company measured it at 1,022 square feet.

Features Of This Fine Home...

<u>Main Level</u>: 990 Square Feet

Foyer: 9’1 x4’7



Living Room: 13’5 x 11’10









Dining Room: 12’11 x 11’6





Kitchen: 10’11 x 9’4







Primary Bedroom: 13’11 x 11’1







3 Piece Extensively Updated Ensuite Bathroom & Walk-In Closet





Bedroom: 11’4 x 10’2





4 Piece Updated Bathroom



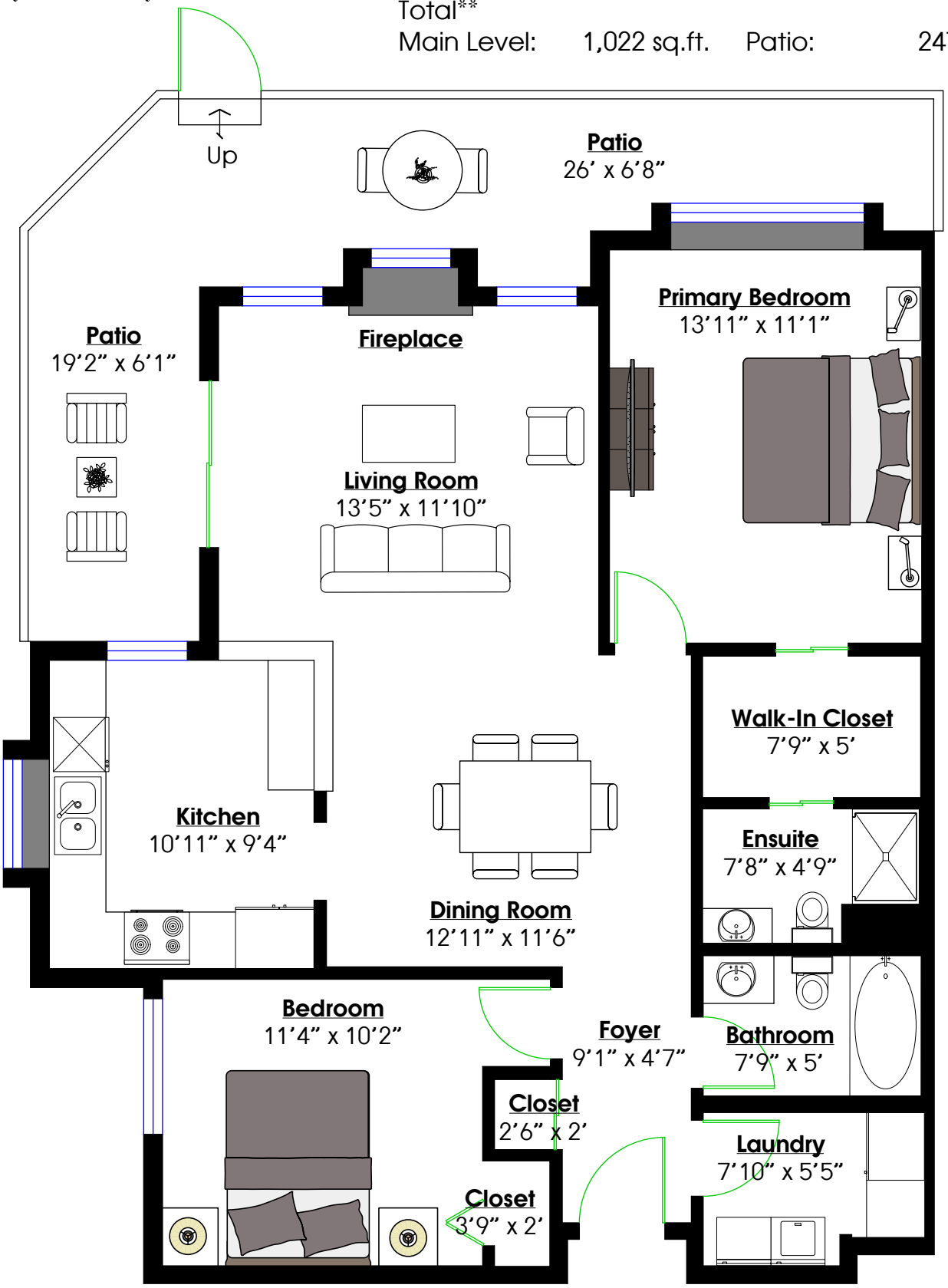
Laundry: 7’10 x 5’5



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109 - 2526 Lakeview Crescent, Abbotsford, BC

Total**
Main Level: 1,022 sq.ft. Patio: 247 sq.ft.



MAIN LEVEL
Floor Area: 1,022 Sq. Ft.
Ceiling Height: 8'

N

0 ft 3 ft 5 ft 10 ft

BC FLOOR PLANS

**While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed. E&O Insured for $1,000,000
** May Include Unfinished areas

Wrap Around Patio





Annual Taxes: $1,820.21 (2025) Not Including Utilities
Monthly Strata Fees: $538.10

Parking Stall: #18.

Storage Locker: #9

Features Of This Fine Home:

- **Absolutely Gorgeous Ground Level Corner Unit Has Been Extensively Renovated Including Wide Plank Floors, Kitchen, Light Fixtures, Paint And Decor, Blinds, Bathrooms And So Much More.**
- **Entertaining Is Easy With The Spacious Living Room With Cozy Gas Fireplace And Door To Patio And Spacious Dining Room Adjoining The Living Room.**
- **Gorgeous Updated Kitchen With White Shaker Style Cabinets, Stainless Steel Appliances And Quartz Counters With Under Mount Sink.**
- **Two Updated Bathrooms And Two Spacious Bedrooms (Separated By The Living Area) Including Primary Bedroom With Updated Three Piece Ensuite.**
- **Actual Laundry Room With Space For A Freezer Is An Added Bonus.**
- **Parking Stall & Storage Locker.**
- **A Gorgeous Ground Level, Corner Unit In A Pet Friendly Building Absolutely Must Be Seen To Appreciate. Two Pets Allowed - Dogs Must Be A Breed That Doesn't Exceed 30 Lbs. Affordable Living In Style**

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