



SPACIOUS 4 BEDROOM 3.5 BATH FAMILY HOME

24327 102 AVENUE, MAPLE RIDGE

One of Country Lane's larger and wider designs - offering the room families need in a highly desirable neighbourhood. Main floor features 9 ft ceilings, crown mouldings, bright open living space & kitchen w/ large windows, island & ample storage. Major updates include AC, high-efficiency furnace, tankless hot water, newer "99 year" roof, floors, carpets, paint, fencing & blinds. Lower level offers a large bedrm, full bath, laundry & rec room, ideal for guests or extra living space. Backyard is set up for everyday living w/ sun deck, shed & lane access parking for 2 cars. Close to schools, parks, playgrounds, coffee, shopping & transit. Why buy a townhouse when you can own detached with zero strata rules or fees?



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Active

R3168402

Board: V

House/Single Family

24327 102 AVENUE

Maple Ridge

Albion

V2W 1X9

Residential Detached

\$899,000 (LP)

(SP)



Sold Date:

Meas. Type: Feet

Frontage(feet): 30.03

Frontage(metres): 9.15

Depth / Size: 90.07

Lot Area (sq.ft.): 2,701.00

Lot Area (acres): 0.06

Flood Plain:

View:

Complex/Subdiv:

First Nation Reserve:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Sewer Type: City/Municipal

Water Supply: City/Municipal

If new, GST/HST inc?:

Bedrooms: 4

Bathrooms: 4

Full Baths: 3

Half Baths: 1

Rear Yard Exp: North

P.I.D.: 024-002-071

Original Price: \$949,900

Approx. Year Built: 2003

Age: 23

Zoning: R3

Gross Taxes: \$5,840.77

For Tax Year: 2025

Tax Inc. Utilities?: No

Tour: Virtual Tour URL

Style of Home: 2 Storey w/Bsmt.

Construction: Frame - Wood

Exterior: Vinyl

Foundation: Concrete Perimeter

Renovations: Partly

of Fireplaces: 1

R.I. Fireplaces:

Fireplace Fuel: Natural Gas

Fuel/Heating: Forced Air, Natural Gas

Outdoor Area: Fenced Yard, Patio(s) & Deck(s), Sundeck(s)

Type of Roof: Asphalt

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: 2

Covered Parking: 0

Parking Access: Lane, Rear

Parking: Open

Driveway Finish:

Dist. to Public Transit: 1 BLOCK

Title to Land: Freehold NonStrata

Property Disc.: Yes

Fixtures Leased: No

Fixtures Rmvd: No

Floor Finish: Laminate, Tile, Carpet

Dist. to School Bus: 3 BLOCKS

Land Lease Expiry Year:

Legal: LOT 149, PLAN LMP36295, SECTION 3, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central, In Suite Laundry

Site Influences: Central Location, Lane Access, Recreation Nearby, Shopping Nearby

Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Storage Shed

Finished Floor (Main): 783

Finished Floor (Above): 789

Finished Floor (AbvMain2): 0

Finished Floor (Below): 0

Finished Floor (Basement): 777

Finished Floor (Total): 2,349 sq. ft.

Unfinished Floor: 0

Grand Total: 2,349 sq. ft.

Flr Area (Det'd 2nd Res): sq. ft.

Suite:None

Basement:Full, Fully Finished

Floor

Type

Dimensions

Main

Foyer

4'6 x 8'6

Main

Living Room

16'4 x 14'5

Main

Dining Room

11'7 x 10'2

Main

Kitchen

14'7 x 9'6

Above

Primary Bedroom

11'8 x 15'11

Above

Walk-In Closet

4'4 x 5'6

Above

Bedroom

10'6 x 9'11

Above

Bedroom

10'6 x 10'0

Bsmt

Recreation Room

14'4 x 14'4

Bsmt

Nook

11'8 x 7'0

Bsmt

Bedroom

16'4 x 11'2

Bsmt

Storage

7'8 x 7'0

x

Floor

Type

Dimensions

x

x

x

x

x

x

x

x

x

x

x

x

Bathrooms

Floor

#Pcs

Main

2

Above

5

Above

4

Bsmt

4

Crawl/Bsmt. Height: # of Levels: 3

of Kitchens: 1

of Rooms: 12

Manuf Type:

MHR#:

ByLaw Restrictions:

Registered in MHR?:

CSA/BCE:

PAD Rental:

Maint. Fee:

Listing Broker(s): Royal LePage West Real Estate Services

FOR MORE INFORMATION ABOUT THIS PROPERTY VISIT

www.reimers.ca

ALL INFORMATION WHILE DEEMED TO BE CORRECT IS NOT GUARANTEED

FLOORPLAN

24327 102 AVENUE, MAPLE RIDGE

FLOOR AREA FINISHED:

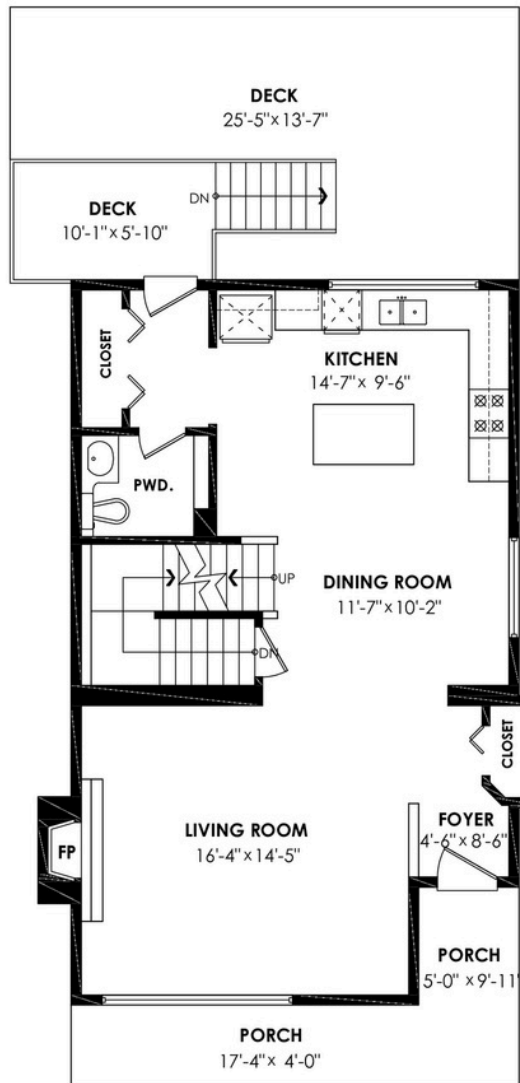
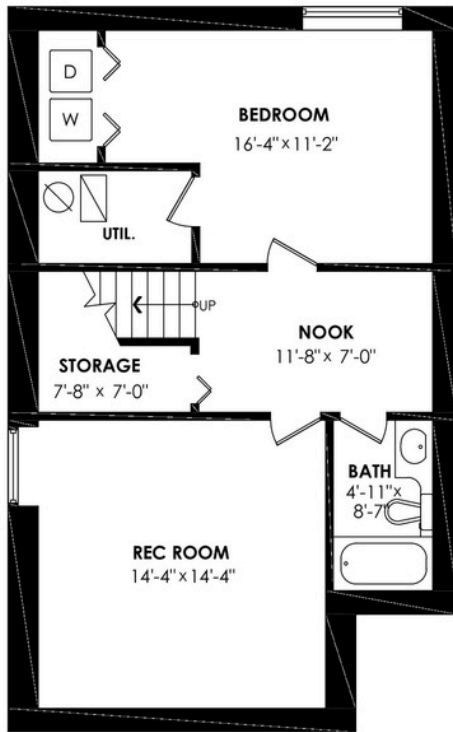
Lower Floor: 777 sq. ft. Porch: 120 sq. ft.
Main Floor: 783 sq. ft. Deck: 345 sq. ft.
Upper Floor: 789 sq. ft. **EXTRAS: 465 sq. ft.**
FINISHED TOTAL: 2,349 sq. ft.

Main Floor Plan

Floor Area: 783 sq.ft.
Ceiling Height: 9'

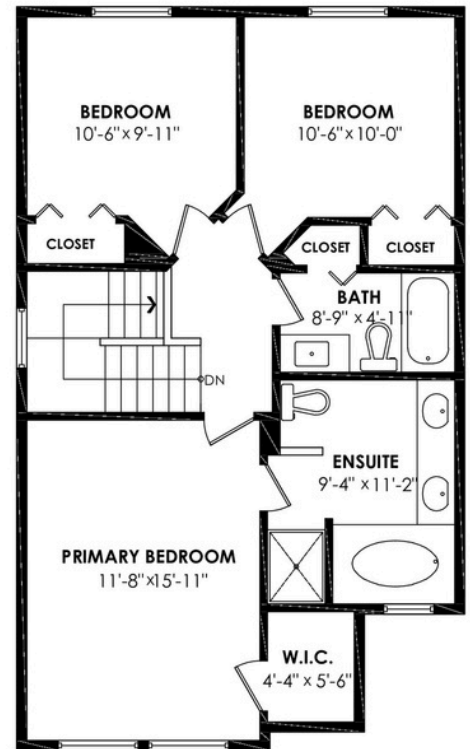
Lower Floor Plan

Floor Area: 777 sq.ft.
Ceiling Height: 7'-10"



Upper Floor Plan

Floor Area: 789 sq.ft.
Ceiling Height: 8'



MEASUREMENTS AND LAYOUT ARE NOT TO BE RELIED ON AND SHOULD BE VERIFIED IF IMPORTANT

ROYAL LEPAGE
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