For Multi-Picture Tour Go To:

www.mitten-realty-services.com



26472 30A Avenue, Aldergrove **$379,500.00**

Family Home With Room To Roam For The Whole Family
Excellent Value On 6000 Sq. Ft. Lot On Quiet Street

Nicely updated family home on a private 6000 square foot lot on quiet street in Aldergrove boasts spacious open plan, attractive curb appeal, extensive updates, attractive decor, private south facing rear yard with large sundeck and spacious patio. 1202 square foot upper level with spacious living room with attractive laminate floors, cozy gas fireplace and built-in wiring for home theatre. Dining room with laminate floors will facilitate more formal dining occasions. Updated kitchen with lots of cabinets, built-in dishwasher, eating area and door to large sundeck. Three bedrooms with ceiling fans including master bedroom with two piece ensuite.

Finished lower level boasts spacious recreation room with cozy gas fireplace, very spacious bedroom (currently used as master), den for home office or computer, two piece bath and spacious laundry.

Green space across the street and private south facing rear yard. Many updates including one year old roof, updated flooring, updated kitchen, additional attic insulation, painting decorating and so much more ensures that your family is well pampered when you make this super home your own.

Doug or Bonnie Mitten

at

Prudential | Power Play Realty

604-533-3231

Features Of This Fine Home…



<u>Main Floor</u>: 1202 Square Feet

Living Room – 18’ x 15’ - Entertaining is easy in the spacious living room with cozy gas fireplace, gorgeous laminate floors and built-in wiring for home theatre.





Dining Room – 10.66’ x 10’ – With gorgeous laminate floors the dining room will accommodate your more formal dinner parties and special dining occasions.



Kitchen – 12.33’ x 10.16’ - Attractively updated kitchen with scads of cabinets, built-in dishwasher, eating area with door to large deck overlooking rear yard.





Master Bedroom – 12.5’ x 10.33’ – Master bedroom pampers you with **2 Piece Ensuite**







Bedroom – 10.5’ x 9.16’



Bedroom – 9.5’ x 9.25’



Bathroom - 4 Piece



<u>Lower Level</u>: 850 Square Feet

Recreation Room – 18’ x 13’ – Spacious recreation room with cozy gas fireplace.





Bedroom - 15’ x 10.66’



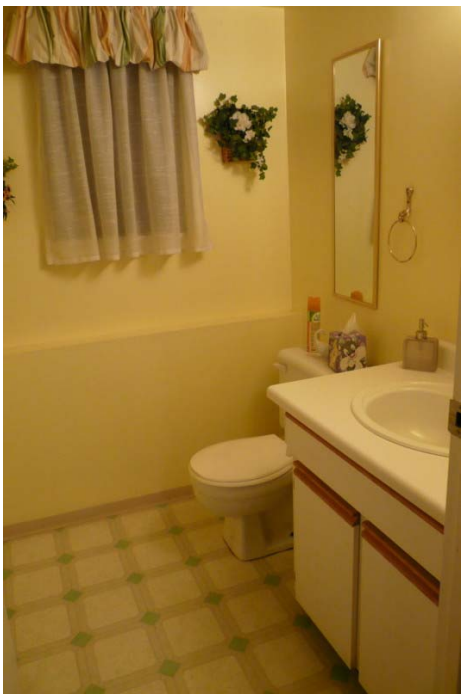




Den – 8.66’ x 7’

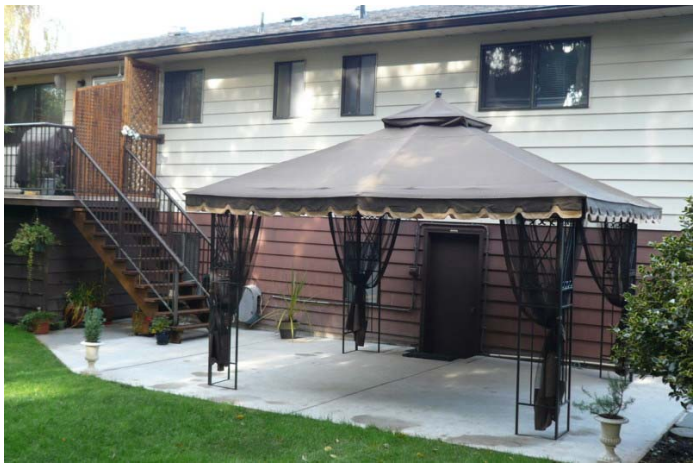
Laundry – 11’ x 11’.

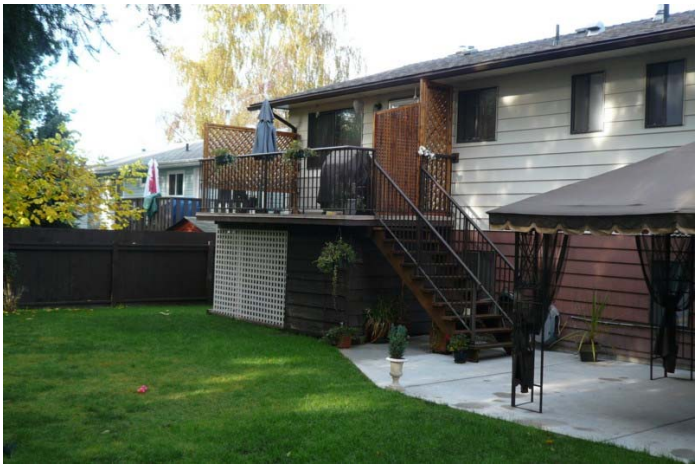
Bath: 2 Piece



- **Nicely Updated Family Home On A Private 6000 Square Foot Lot On Quiet Street In Aldergrove Boasts Spacious Open Plan, Attractive Curb Appeal, Extensive Updates, Attractive Decor, Private South Facing Rear Yard With Large Sundeck And Spacious Patio.**
- **1202 Square Foot Upper Level With Spacious Living Room With Attractive Laminate Floors, Cozy Gas Fireplace And Built-In Wiring For Home Theatre.**
- **Dining Room With Laminate Floors Will Facilitate More Formal Dining Occasions.**
- **Updated Kitchen With Lots Of Cabinets, Built-In Dishwasher, Eating Area And Door To Large Sundeck.**
- **Three Bedrooms With Ceiling Fans Including Master Bedroom With Two Piece Ensuite.**
- **Finished Lower Level Boasts Spacious Recreation Room With Cozy Gas Fireplace, Very Spacious Bedroom (Currently Used As Master), Den For Home Office Or Computer, Two Piece Bath And Spacious Laundry.**
- **Spacious South Facing Patio & Deck Ensure Your Outdoor Enjoyment On Warm Summer Days.**







- **Green Space Across The Street And Private South Facing Rear Yard.**



- **Many Updates Including One Year Old Roof, Updated Flooring, Updated Kitchen, Additional Attic Insulation, Painting Decorating And So Much More Ensures That Your Family Is Well Pampered When You Make This Super Home Your Own.**



Lot: 60’ x 100’ – 6000 Square Feet



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