



10662 ALDER CRES Youbou, BC

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Zoning: R3
Floor Space: 2,684 sq ft
Property: .27 acres
MLS# 996991

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Welcome to this stunning 2,684 sq ft custom-built home, offering breathtaking lake views and exceptional craftsmanship. The open-concept kitchen, dining, and living areas showcase vaulted ceilings and French doors that open to the deck, perfect for enjoying southern exposure and panoramic lake views. In addition to an office space, powder room and laundry room, the main floor also features a spacious primary bedroom with vaulted ceilings, French doors leading to the deck, a luxurious 5-piece ensuite, and a walk-in closet.

Downstairs, you'll find 9-foot ceilings, a generous living/media room with lake views and patio access, two good-sized bedrooms, a full bathroom, a storage room, and a mechanical room. This home exudes quality with wood sash windows, hardwood and tile flooring, and a striking spiral staircase.

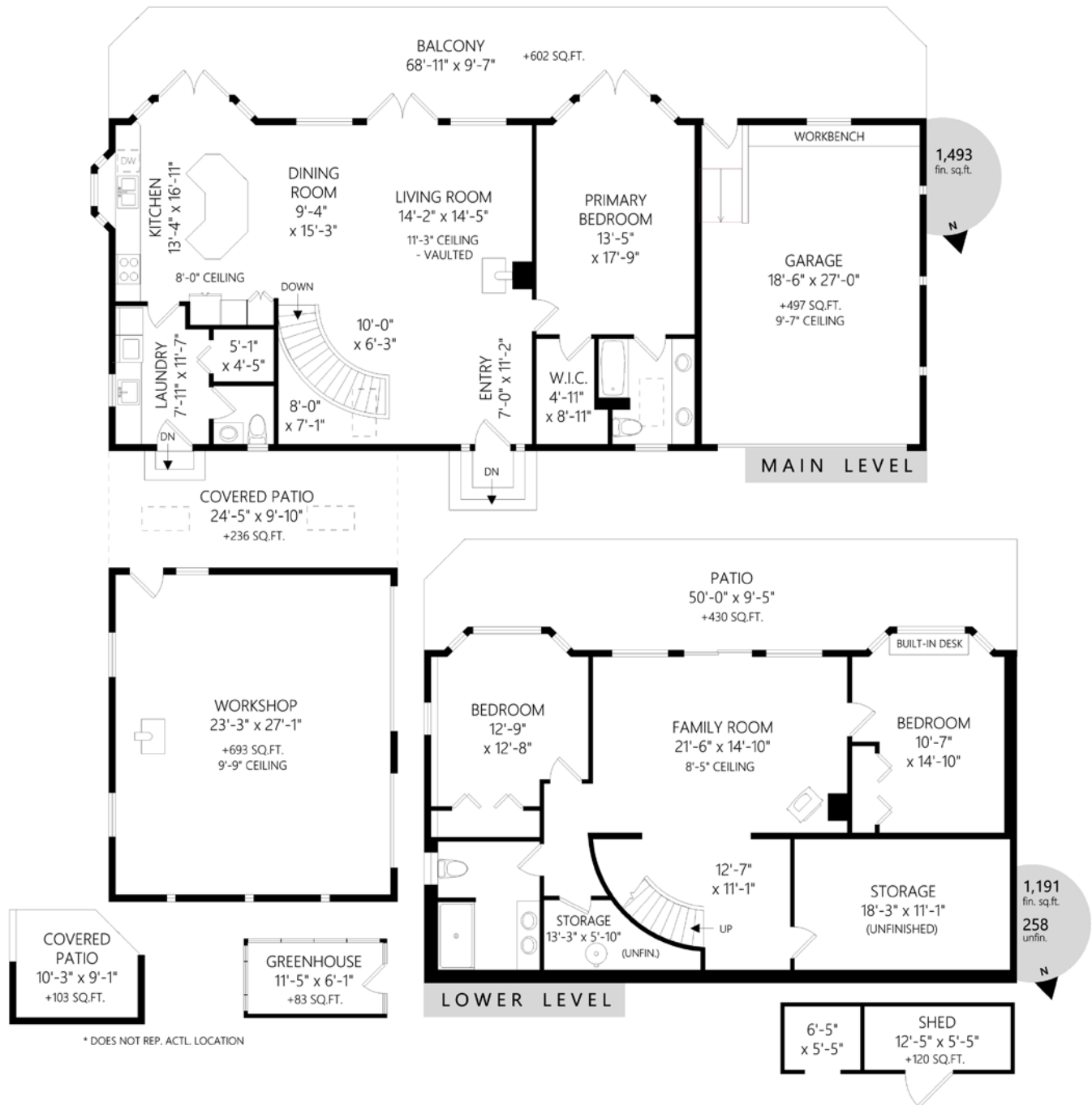
The low-maintenance yard includes 3 garages with approx. 1,200 sq ft of space, a garden shed, a charming gazebo, an exposed concrete driveway, and a gated entry—all complemented by beautifully landscaped gardens and, of course, those incredible views!

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Property Notes

Roof (2017)
Heatpump with 2 heads (2023)
200 Amp Panel
Hot Water tank 60 gallon (2023)
Woodstoves up and down WETT certified
Tons of storage
Master bedroom on main with ensuite and walk-in closet
Laundry on main
HUGE deck with amazing lake views
Approx. 1,200 sq ft of garage space
New garage door opener
New PEX main water supply and plumbing
Extensive exposed concrete work outside
Sunny side of the lake
Arbutus park minutes away as well as boat launch
Septic pumped (2024)
Very well maintained home and property



	Fin. Sq.Ft.	UnFin. Sq.Ft.	Total Sq.Ft.
Garage	0	497	497
Lower Level	1191	258	1449
Main level	1493	0	1493
Workshop	0	693	693
Total	2684	1448	4132

Shown length and width dimensions are approximate.
Area sq.ft. is representative of the on-site measurements. (1" accuracy)

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