



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Rosser Elementary

Secondary School

Alpha Secondary

French Immersion

Westridge & Capitol Hill Elementary

Alpha Secondary

BIKE SCORE: 100

TRANSIT SCORE: 60

WALK SCORE: 88

209-4458 ALBERT STREET

2 BED, 2.5 BATH, 1137 SQ. FT.

Developer's original unit with SO MANY UPGRADES! 2 bedroom and den, 2.5 bath townhome with crown moulding, wainscoting, wine fridge, larger kitchen fridge, built-in pantry, range hood fan, gas cook top, granite counters, heated tile floors, hardwood floors, central vacuum and more! Close to schools, community centre, transit, groceries and great shops and restaurants in "The Heights." Unit comes with 6ft x12ft storage locker and 4 (yes, 4) underground parking spots!

\$849,000

Keith Roy, PREC*

Jacob Lahti

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Sarah Hopkins

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Master
11 Years



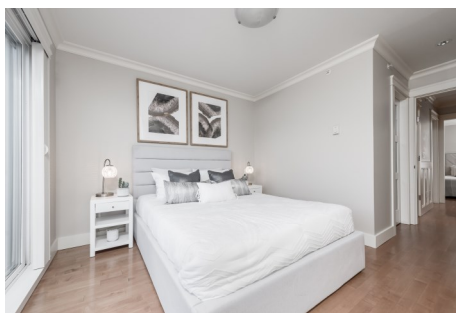
RE/MAX

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*Personal Real Estate Corporation

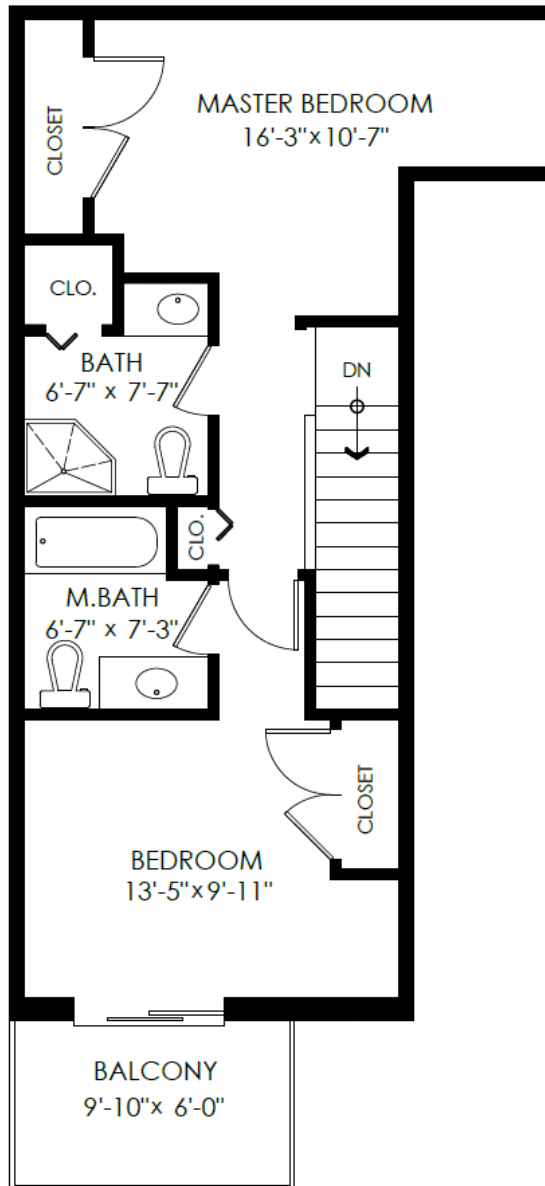
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View additional photos & 3D Tour at www.KeithRoy.com



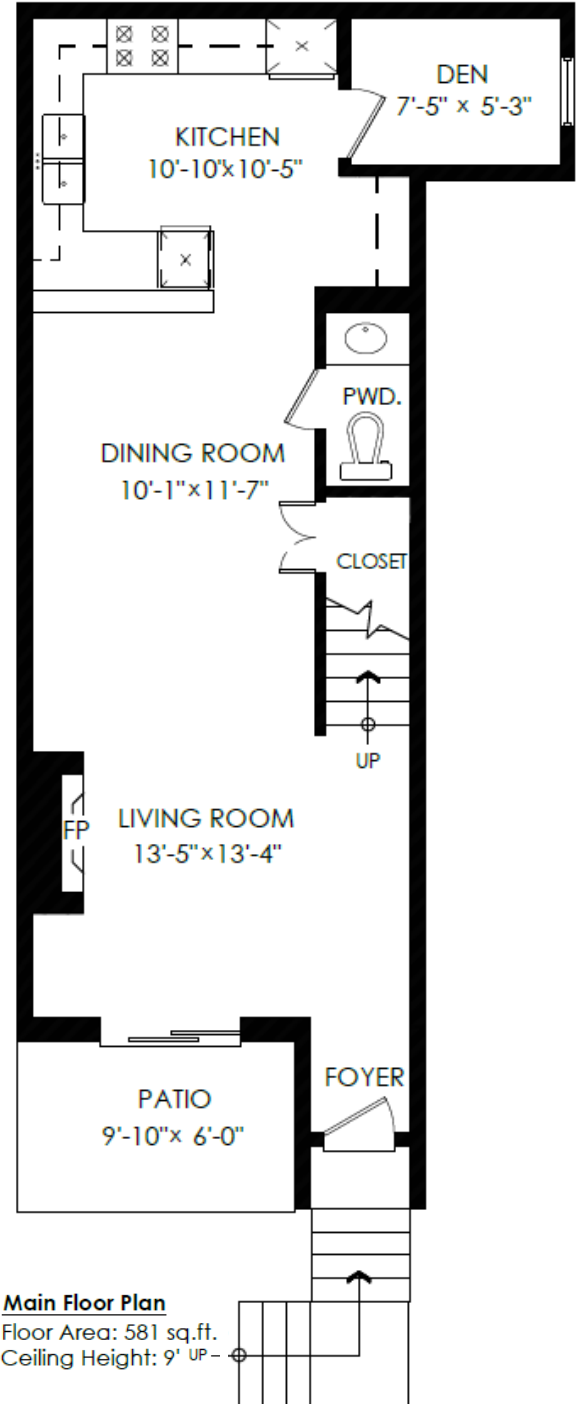
Main Floor: 581 sq.ft.
Upper Floor: 556 sq.ft.
Total Livable: 1,137 sq.ft.

Patio: 60 sq.ft.
Balcony: 60 sq.ft.
Total Extras: 120 sq.ft.



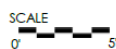
Upper Floor Plan

Floor Area: 556 sq.ft.
Ceiling Height: 8'



Main Floor Plan

Floor Area: 581 sq.ft.
Ceiling Height: 9' UP -



MEASURED ON: (2022-03-04)

info@pixlworks.com www.pixlworks.com 604.329.5788

E&O insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.





Presented by:
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Active
R2662056
Board: V
Townhouse

209 4458 ALBERT STREET
Burnaby North
Vancouver Heights
V5C 2G2

Residential Attached
\$849,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$849,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2004
Frontage(feet):	Bathrooms: 3	Age: 18
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,254.91
Sq. Footage: 0.00	P.I.D.: 026-170-574	For Tax Year: 2021
Flood Plain:	View: Yes : MOUNTAIN	Tax Inc. Utilities?:
Complex / Subdiv: MONTICELLO ON THE HEIGHTS	Tour: Virtual Tour URL	
Services Connctd: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **4** Parking Access: **Lane**
Parking: **Garage Underbuilding, Garage; Underground**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 19, PLAN BCS1133, DISTRICT LOT 121, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Bike Room, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Security System, Vacuum - Built In**

Finished Floor (Main): 581	Units in Development: 32	Tot Units in Strata: 32	Locker: Yes
Finished Floor (Above): 556	Exposure: North	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: KORECKI Real Estate Services	Mgmt. Co's #: 604-233-7772	
Finished Floor (Below): 0	Maint Fee: \$350.95	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management		
Finished Floor (Total): 1,137 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Unfinished Floor: 0	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Grand Total: 1,137 sq. ft.	# or % of Rentals Allowed:		
Suite: None	Short Term (<1yr)Rnt/Lse Alwd?: Yes		
Basement: None	Short Term Lse-Details: No rental restrictions indicated		
Crawl/Bsmt. Ht:			
# of Kitchens: 1			
# of Levels: 2			
# of Rooms: 6			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'5 x 13'4			x	1	Main	2	No
Main	Dining Room	10'1 x 11'7			x	2	Above	3	No
Main	Kitchen	10'10 x 10'5			x	3	Above	4	Yes
Main	Den	7'5 x 5'3			x	4			
Above	Master Bedroom	16'3 x 10'7			x	5			
Main	Bedroom	13'5 x 9'11			x	6			
		x			x	7			
		x			x	8			

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