



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Taylor Park Elementary

High School

Byrne Creek Secondary

French Immersion

Marlborough & Armstrong Elementary

Cariboo Hill Secondary

301-7139 18th AVENUE

1 BED, 1 BATH, 839 SQ. FT.

Quiet, spacious & updated - this home has everything you've been looking for! At 839sf, this beautifully updated one bedroom home will fit everything you want with space left over. The spacious kitchen includes granite counters & stainless steel appliances. The bathroom boasts new quartz countertops & the whole home has new European vinyl flooring – this home is move-in ready. Despite its close proximity to both stores & Skytrain (both are very walkable), this home is perfectly situated to provide the serenity that only a treed park can provide. Newer in-suite full size washer/dryer, gas fireplace (included in your maintenance fees) heats the home & pets are allowed too. Comes with one parking & one storage. Don't miss this home!

WALK SCORE: 71 (VERY WALKABLE)

TRANSIT SCORE: 82 (EXCELLENT)

\$430,000

Keith Roy, PREC*

Taryn Lees

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
AND ASSOCIATES

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RE/MAX

This communication is not intended to cause or induce breach of an existing agency agreement. RE/MAX Select Realty.

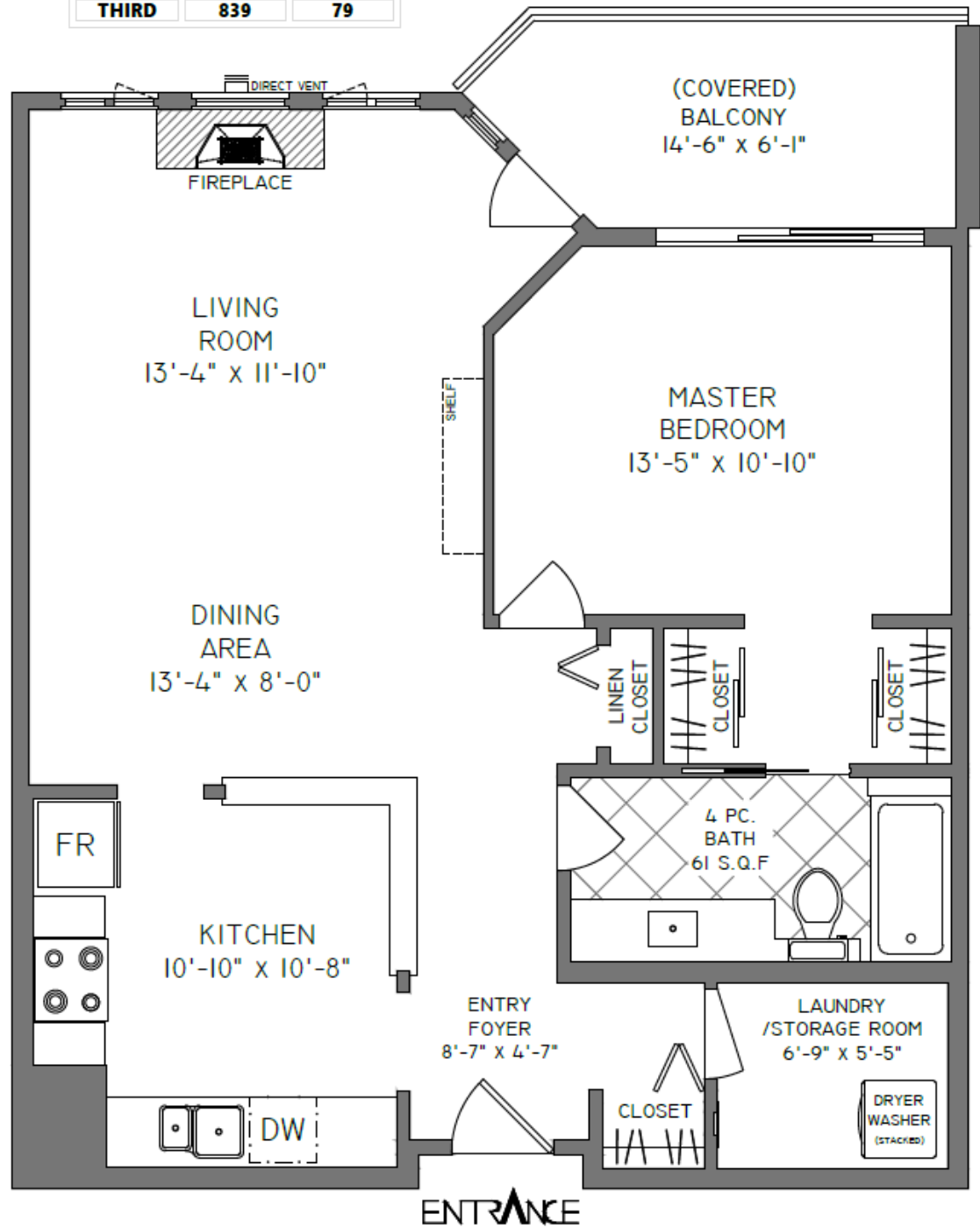
*Personal Real Estate Corporation

301-7139 18th AVENUE

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



FLOOR	AREA (SQ. FT.)	
	FINISHED	BALCONY
THIRD	839	79



8'-0" CEILING HEIGHT





Presented by:
Keith Roy PREC*

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Active
R2506108
Board: V
Apartment/Condo

301 7139 18TH AVENUE

Burnaby East
Edmonds BE
V3N 4Z3

Residential Attached
\$430,000 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$430,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1994
Depth / Size (ft.):	Bedrooms: 1	Age: 26
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: CD
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,485.09
Council Apprv?:	Half Baths: 0	For Tax Year: 2020
Exposure:	Maint. Fee: \$324.84	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 018-516-891
Mgmt. Co's Name: ASSOCIA		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-591-6060		
View: :		
Complex / Subdiv: CRYSTAL GATE		
Services Connected: Community, Electricity, Water		
Sewer Type:		

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage; Underground		Locker: Y
Exterior: Vinyl			Dist. to School Bus: CLOSE
Foundation: Concrete Perimeter	Reno. Year: 2010	Dist. to Public Transit: CLOSE	Total Units in Strata: 58
Rain Screen: Full	R.I. Plumbing:	Units in Development: 58	
Renovations: Partly	Metered Water:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural	# of Fireplaces: 1	Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric		Fixtures Rmvd: No	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Floor Finish: Laminate, Tile	
Type of Roof: Asphalt			

Maint Fee Inc: **Gardening, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 32, PLAN LMS1127, DISTRICT LOT 95, 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**
 Amenities: **Elevator, In Suite Laundry, Recreation Center**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'7 x 4'7			x			x
Main	Kitchen	10'10 x 10'8			x			x
Main	Dining Room	13'4 x 8'			x			x
Main	Living Room	13'4 x 11'10			x			x
Main	Master Bedroom	13'5 x 10'10			x			x
Main	Laundry	6'9 x 5'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 839	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 839 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Not Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 839 sq. ft.				7				
				8				

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