



List Price:	\$339,900	Previous Price:	
		Original Price:	\$339,900
Complex/Subdiv:			
Frontage:	55.00 ft	Bedrooms:	3
Depth/Size:	117	Bathrooms:	1
Lot Area SqFt:	6,534	Full Baths:	1
Rear Yard Exp:	S	Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	RS-1B
View:			
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water			

Style of Home:	Rancher/Bungalow	Total Parking:	4	Covered Parking:	4
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Open, RV Parking Avail.		
Exterior:	Stucco, Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	1 BLK
Type of Roof:	Asphalt			Dist to School Bus:	3 BLKS
Renovations:		Reno Year:		Possession:	
Flooring:	Mixed			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Registered Owner
Heat/Fuel:	Baseboard, Electric			Mortgage Info:	\$0
No. of Fireplaces:	0	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:				Out Buildings:	
Outdoor Area:	Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal:	PL LMP3146 LT A DL 241 LD 36
Amenities:	
Site Influences:	Central Location, Golf Course Nearby, Shopping Nearby
Features Incl:	Clothes Dryer, Clothes Washer, Refrigerator, Security System, Storage Shed, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 14'			X			X
Main F.	Kitchen	20'8 X 11'4			X			X
Main F.	Laundry	8' X 8'6			X			X
Main F.	Bedroom	10'9 X 8'9			X			X
Main F.	Bedroom	13' X 9'9			X			X
Main F.	Master Bedroom	14' X 10'8			X			X
					X			X
					X			X
					X			X
					X			X

<u>Floor Area (SqFt):</u>				<u>Bathrooms</u>	
Main Floor Area SqFt:	1,262	Total # Rooms:	6	1 4 Piece; Ensuite: N; Level: Main F.	
Finished Floor Up SqFt:	0	# Kitchens:	1	2	
Finished Floor Down:	0	Finished Levels:	1	3	
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:		4	
Total Finished Floor SqFt:	1,262	Basement Area:	Crawl	5	
				6	
Unfinished Floor:	0	Suite:	None	7	
Grand Total Floor Area:	1,262			8	

Listing Broker(s): RE/MAX LifeStyles Rlty(PtMdws)

OPPORTUNITY ON THE WESTSIDE! This 1262 sq.ft. rancher sits on a 6534 sq.ft. lot, great potential for a handyman or as investment property for a future building lot! Set amongst newer homes only 3 blks to Fairway Elementary & short walk to Westview high school, close to transit, quick access to Golden Ears connector & Westcoast Express! Addition built in 1991, features 3 bedrooms, large laundry (potential for 2nd bath), wood floors in front bedrooms & under carpet in livingroom, big country kitchen, some improvements over the decades. South facing yard, RV parking & storage shed.



List Price:	\$458,000	Previous Price:	
		Original Price:	\$458,000
Complex/Subdiv:			
Frontage:	50.00 ft	Bedrooms:	3
Depth/Size:		Bathrooms:	1
Lot Area SqFt:	6,513	Full Baths:	1
Rear Yard Exp:		Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	RQ-1
View:			
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water			

Style of Home:	Rancher/Bungalow	Total Parking:	4	Covered Parking:	
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail.		
Exterior:	Stucco				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Asphalt			Possession:	
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:				Seller's Interest:	Registered Owner
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Forced Air				
No. of Fireplaces:	0	R/I Fireplaces:		Property Disclosure:	N - owner never lived
Fireplace Fuel:				Out Buildings:	
Outdoor Area:	Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL NWP2620 LT 33 BLK 27 DL 757 LD 36
 Amenities:
 Site Influences: Central Location, Marina Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'9" X 12'3"			X			X
Main F.	Kitchen	14' X 10'7"			X			X
Main F.	Master Bedroom	13'3" X 8'6"			X			X
Main F.	Bedroom	8'2" X 8'			X			X
Main F.	Laundry	11'6" X 4'7"			X			X
Above	Bedroom	12' X 7'5"			X			X
					X			X
					X			X
					X			X
					X			X

<u>Floor Area (SqFt):</u>				<u>Bathrooms</u>	
Main Floor Area SqFt:	1,275	Total # Rooms:	6	1 4 Piece; Ensuite: N; Level: Main F.	
Finished Floor Up SqFt:	101	# Kitchens:	1	2	
Finished Floor Down:	0	Finished Levels:	2	3	
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:		4	
Total Finished Floor SqFt:	1,376	Basement Area:	None	5	
				6	
Unfinished Floor:	0	Suite:		7	
Grand Total Floor Area:	1,376			8	

Listing Broker(s): RE/MAX Real Estate Services

ATTENTION INVESTORS/BUILDERS/ FIRST TIME HOME BUYERS. House is being sold as is where is. This property is being offered at Land Value. 50x 130.25 size lot, perfect for developers or investors! Currently the house is rented to long term tenants for \$1100. The house is in liveable and rentable condition. Great central location in a fast growing area w/easy access to skytrain, freeways, shopping, schools, recreation center and casino.

No Photo Available

List Price:	\$479,900	Previous Price:	
		Original Price:	\$479,900
Complex/Subdiv:			
Frontage:	Bedrooms:	2	PID:
Depth/Size:	Bathrooms:	1	Type:
Lot Area SqFt:	5,348	Full Baths:	1
Rear Yard Exp:	W	Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	Taxes:
Flood Plain:		Zoning:	RS -1
View:	N		
Serv. Connected:	Electricity, Storm Sewer, Water		

Style of Home:	2 Storey	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Open
Exterior:	Wood		
Rainscreen:		R/I Plumbing:	Dist to Public Trans:
Type of Roof:	Asphalt		Dist to School Bus:
Renovations:		Reno Year:	
Flooring:		Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal	Seller's Interest:	Power of Attorney
Heat/Fuel:	Other	Mortgage Info:	\$0
No. of Fireplaces:	0	R/I Fireplaces:	Property Disclosure:
Fireplace Fuel:			N - ESTATE SALE
Outdoor Area:	Sundeck(s)	Out Buildings:	
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal:	PL NWP19090 LT 9 DL 3 LD 36
Amenities:	None
Site Influences:	Central Location, Golf Course Nearby, Shopping Nearby
Features Incl:	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	0' X 0'			X			X
Main F.	Kitchen	0' X 0'			X			X
Main F.	Bedroom	0' X 0'			X			X
Main F.	Bedroom	0' X 0'			X			X
					X			X
					X			X
					X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	0	Total # Rooms:	4
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	0	Basement Area:	Part
			5
			6
Unfinished Floor:	0	Suite:	7
Grand Total Floor Area:	0		8

Listing Broker(s): Royal LePage West R.E.S.

Great Corner Lot- Convenient Location-Many newer homes built in this area. Close to all modes of transportation-easy access to the freeway, Lougheed Hwy, Sky Train & bus routes. Land Value Only- House is not habitable



List Price: \$389,900 Previous Price:
Original Price: \$389,900

Complex/Subdiv:

Frontage: Bedrooms: 5 PID: 015-909-778
Depth/Size: Bathrooms: 3 Type: House/Single Family
Lot Area SqFt: 6,105 Full Baths: 3 Approx Yr Bilt: 1990
Rear Yard Exp: E Half Baths: 0 Age at List Date: 24
Meas Type: Feet If New GST/HST Incl: Taxes: \$3,926 (2014)
Flood Plain: No Zoning: RS1B

View: N

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: Basement Entry Total Parking: 4 Covered Parking: 2
Construction: Frame - Wood Parking Access: Front
Foundation: Concrete Perimeter Parking Facilities: Garage; Double
Exterior: Vinyl
Rainscreen: R/I Plumbing: Dist to Public Trans: 2 BLK Dist to School Bus: 7 BLK
Type of Roof: Asphalt Possession:
Renovations: Reno Year: Title to Land: Freehold NonStrata
Flooring: Mixed Seller's Interest: Registered Owner, Power of Attorney
Water Supply: City/Municipal Mortgage Info: \$0
Heat/Fuel: Forced Air, Natural Gas
No. of Fireplaces: 1 R/I Fireplaces: Property Disclosure: N - WAS TENANT OCCUPIED
Fireplace Fuel: Gas - Natural Out Buildings:
Outdoor Area: Patio(s), Sundeck(s)
Pad Rental:
Fixtures Leas: N
Fixt Removed: N

Legal: LT 6 LD 36 SEC 21 TWP 12 GROUP 1 PL NWP84956
Amenities: In Suite Laundry
Site Influences: Central Location, Paved Road, Recreation Nearby, Shopping Nearby
Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Windows - Thermo

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'6 X 12'1	Below	Kitchen	15'6 X 8'1			X
Main F.	Dining	11'6 X 8'10	Below	Master Bedroom	10'7 X 10'2			X
Main F.	Family Room	15'8 X 11'6	Below	Bedroom	10'2 X 8'4			X
Main F.	Kitchen	11'6 X 9'10	Below	Laundry	7'1 X 5'			X
Main F.	Eating Area	8'10 X 10'4			X			X
Main F.	Master Bedroom	12'5 X 12'2			X			X
Main F.	Bedroom	10'11 X 9'			X			X
Main F.	Bedroom	10'11 X 9'			X			X
Below	Foyer	15' X 8'4			X			
Below	Living Room	7'5 X 12'			X			

Floor Area (SqFt):		Total # Rooms:		Bathrooms	
Main Floor Area SqFt:	1,314	Total # Rooms:	14	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	# Kitchens:	2	2	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	1,073	Finished Levels:	2	3	3 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:		4	
Total Finished Floor SqFt:	2,387	Basement Area:	Fully Finished	5	
				6	
Unfinished Floor:	0	Suite:	Unauthorized Suite	7	
Grand Total Floor Area:	2,387			8	

Listing Broker(s): RE/MAX LifeStyles Realty, RE/MAX LifeStyles Realty

HANDYMAN SPECIAL. Cul-de-sac location. Main floor has 3 bdrms, 2 bath rms, gas F/P & vaulted open ceiling over fam rm/kitch/LR/DR. Basement has 2 bdrm mtg helper. Home has dble garage, deck & fenced yard. EASY TO SHOW. Quick Possession avail.



List Price:	\$490,000	Previous Price:	
		Original Price:	\$490,000
Complex/Subdiv:			
Frontage:		Bedrooms:	4
Depth/Size:		Bathrooms:	2
Lot Area SqFt:	5,400	Full Baths:	2
Rear Yard Exp:		Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	RS1
View:	N		
Serv. Connected:	Community, Electricity		

Style of Home:	2 Storey	Total Parking:	4	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single		
Exterior:	Wood				
Rainscreen:	No	R/I Plumbing:		Dist to School Bus:	NEAR
Type of Roof:	Asphalt	Possession:			
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Laminate, Mixed, Vinyl/Linoleum	Seller's Interest:		Mortgage Info:	Court Ordered Sale
Water Supply:	City/Municipal	Property Disclosure:			N - COURT ORDERED SALE
Heat/Fuel:	Forced Air	Out Buildings:			
No. of Fireplaces:	1				
Fireplace Fuel:	Gas - Natural				
Outdoor Area:	Fenced Yard, Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL NWP52953 LT 547 LD 36 SEC 6 TWP 40
 Amenities:
 Site Influences: Central Location, Cul-de-Sac, Recreation Nearby, Ski Hill Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 12'6"			X			X
Main F.	Dining	11' X 10'			X			X
Main F.	Kitchen	12' X 11'			X			X
Main F.	Master Bedroom	12' X 12'			X			X
Main F.	Bedroom	10' X 10'			X			X
Main F.	Bedroom	10' X 10'			X			X
Below	Foyer	9'4" X 11'			X			X
Below	Recreation Room	14'6" X 14'			X			X
Below	Bedroom	12'7" X 11'			X			
Below	Kitchen	14'6" X 11'5"			X			

<u>Floor Area (SqFt):</u>				<u>Bathrooms</u>	
Main Floor Area SqFt:	1,054	Total # Rooms:	10	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	927	# Kitchens:	2	2	4 Piece; Ensuite: N; Level: Below
Finished Floor Down:	0	Finished Levels:	2	3	
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:		4	
Total Finished Floor SqFt:	1,981	Basement Area:	Fully Finished	5	
				6	
Unfinished Floor:	0	Suite:	None	7	
Grand Total Floor Area:	1,981			8	

Listing Broker(s): Macdonald Realty Ltd.(MpiRd)

Handyman's Special! This could be a beautiful home, needs a lot of TLC and care, cleaning and updates. Situated on a corner lot in desirable Lincoln Park area close to schools, buses and shopping. Great family neighbourhood and area to raise your family. 2 storey home with 3 bdrms up and 1 bdrm down. Large kitchen and dining room. Basement also has a kitchen so it could be suited but laundry would have to be moved. Full washroom down and slider leading to the backyard. This home features a fully finished basement along with a nice enclosed backyard. Corner lot, single garage, lots of parking in the front.



List Price: \$429,900 Previous Price:
 Original Price: \$429,900

Complex/Subdiv: RIVERWOOD

Frontage: 42.00 ft Bedrooms: 4 PID: 007-987-927
 Depth/Size: 96 Bathrooms: 3 Type: House/Single Family
 Lot Area SqFt: 4,032 Full Baths: 2 Approx Yr Blt: 1988
 Rear Yard Exp: E Half Baths: 1 Age at List Date: 26
 Meas Type: Feet If New GST/HST Incl: Taxes: \$3,452 (2014)
 Flood Plain: Zoning: SFD

View: Y - MOUNTAINS
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: Basement Entry Total Parking: 4 Covered Parking: 2
 Construction: Frame - Wood Parking Access: Front
 Foundation: Concrete Perimeter Parking Facilities: Garage; Double
 Exterior: Vinyl
 Rainscreen: No R/I Plumbing: No Dist to Public Trans: 1 Dist to School Bus: 1
 Type of Roof: Asphalt Possession:
 Renovations: Reno Year: Title to Land: Freehold NonStrata
 Flooring: Laminate, Other Seller's Interest: Court Ordered Sale
 Water Supply: City/Municipal Mortgage Info: \$0
 Heat/Fuel: Baseboard, Electric, Hot Water
 No. of Fireplaces: 1 R/I Fireplaces: Property Disclosure: N - SOLD AS IS WHERE IS WITH NO REPRE
 Fireplace Fuel: Gas - Natural Out Buildings:
 Outdoor Area: Balcony(s); Patio(s) or Deck(s), Fenced Yard
 Pad Rental:
 Fixtures Leas: N - SOLD AS IS WHERE IS
 Fixt Removed: N - SOLD AS IS WHERE IS

Legal: LOT 23 SECTION 6 TOWNSHIP 40 NE WWESTMINSTER DISTRICT PLAN 75121
 Amenities:
 Site Influences: Central Location, Cul-de-Sac, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'6" X 16'	Bsmt	Kitchen	12' X 12'8"			X
Main F.	Dining	9' X 7'6"			X			X
Main F.	Kitchen	10' X 9'8"			X			X
Main F.	Master Bedroom	14'7" X 12'6"			X			X
Main F.	Bedroom	12'6" X 9'			X			X
Main F.	Bedroom	11' X 9'			X			X
Main F.	Eating Area	8' X 6'4"			X			X
Bsmt	Den	8' X 7'4"			X			X
Bsmt	Bedroom	11' X 9'			X			
Bsmt	Laundry	7' X 6'			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,240	Total # Rooms:	11
Finished Floor Up SqFt:	0	# Kitchens:	2
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	890	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,130	Basement Area:	Part, Partly Finished, Separate Entry
Unfinished Floor:	0	Suite:	Unauthorized Suite
Grand Total Floor Area:	2,130		8

Listing Broker(s): Royal LePage West R.E.S.

Prime cul-de-sac location-nice and private lot with mature trees. Ideal for a builder or contractor. Hoem has extensive mould issues and is sold "as is where is" with "no representations or warranties." Location is prime for all levels of schools, recreation facilities, parks, soccer fields, and walking trails, only minutes frmo the dikes-perfect for horse back riding, and local farms for fresh berries and effs. Just a quick commute to reach the all new Walmart, Pitt River Bridge, Lougheed Hwy and the Mary Hill Bypass. Hurry, time to build yourself a new house.