



Presented by:  
**Mark Dana - PREC**

RE/MAX Treeland Realty  
Contc: 604-614-6401  
www.markdana.ca  
mdana@remax.net

elevation

**Active**  
**R2272691**  
Board: F  
House/Single Family

**3596 WALDEN STREET**

Abbotsford  
Abbotsford East  
V2S 5G1

Residential Detached

**\$729,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>79.00</b>	Original Price: <b>\$729,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1980</b>
Depth / Size:	Bathrooms:	<b>2</b>	Age: <b>38</b>
Lot Area (sq.ft.): <b>9,920.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS3</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,527.14</b>
Rear Yard Exp:			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>006-100-023</b>
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home: **Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Aluminum, Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s), Sundeck(s)**  
Type of Roof: **Other**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Other, Tile**

Legal: **PL NWP46782 LT 379 LD 36 SEC 26 TWP 16**

Amenities: **None**

Site Influences: **Private Yard**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	20' x 10'			x			x
Main	Living Room	15' x 14'			x			x
Main	Master Bedroom	11' x 10'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Bedroom	11' x 8'6"			x			x
Below	Recreation	23'6 x 12'			x			x
Below	Den	9' x 6'			x			x
Below	Laundry	11' x 7'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,044</b>	# of Rooms:	<b>8</b>	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>		<b>No</b>		Barn:
Finished Floor (Below):	<b>707</b>	# of Levels:	<b>2</b>	2	<b>Below</b>	<b>3</b>		<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3						Pool:
Finished Floor (Total):	<b>1,751 sq. ft.</b>	Crawl/Bsmt. Height:		4						Garage Sz: <b>12' x 25'</b>
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5						Door Height:
Grand Total:	<b>1,751 sq. ft.</b>	Basement: <b>Part</b>		6						
				7						
				8						

Listing Broker(s): **RE/MAX Treeland Realty**

**RE/MAX Treeland Realty**

**Come and see this updated 3 bedroom 2 bathroom home in the ever-popular Bateman area! Sitting back from the road on the large 9,900+ sq ft lot is the home you've been looking for! Features include a new roof (Sep 2017), new Central Air Conditioning unit (\$6,500), a beautiful, open, updated kitchen with all new stainless appliances, a large island and gas range! New hardwood floors upstairs and an updated main bathroom too! French doors open onto the large, private, garden-like backyard. The deck has new low-maintenance TREX decking and there's a natural gas bbq hookup outside and hot tub! The electrical panel has been upgraded too! Close to all levels of schools, parks and trails! Call to view today!**