



Presented by:  
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elevation

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

**3596 WALDEN STREET**

Abbotsford  
Abbotsford East  
V2S 5G1

Residential Detached

**\$710,000** (LP)

(SP)



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

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): **1,044**  
Finished Floor (Above): **0**  
Finished Floor (Below): **707**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,751 sq. ft.**

Unfinished Floor: **0**  
Grand Total: **1,751 sq. ft.**

# of Rooms: **8**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **Part**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Below	3	No
3			
4			
5			
6			
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz: **12' x 25'**  
Door Height:

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!**