

# 224-31955 OLD YALE ROAD

## EVERGREEN VILLAGE

2 BEDROOM | 1 BATHROOM | LIVING AREA: 932 SQFT



***Welcome to Evergreen Village! This inclusive 55+ community features a swimming pool, hot tub, library, workshop, pool tables, ping pong table, roof top deck, outdoor garden, large foyer, large amenities room and guest suite! Centrally located & close to transit, shops, restaurants, medical offices, and parks. Well-appointed strata made up of volunteers and friendly, helpful neighbours. 1 parking stall and storage locker (on same floor) included and RV parking avail. This renovated unit includes a new kitchen with quartz counter tops, new cupboards and stainless steel appliances. New bathroom with a walk-in shower with a seat. 2 bdrms and 1 bthrm with in-suite laundry and extra storage. You will love it here! Call to view today!***



604-614-6401

mark@elevationrealestate.ca

**elevation** RE/MAX  
RE/MAX TREELAND REALTY

**MARK DANA**  
PERSONAL REAL ESTATE CORPORATION

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage









# WALK SCORE



## Very Walkable

Most errands can be accomplished on foot.



## Some Transit

A few nearby public transportation options.



## Very Bikeable

Biking Is convenient for most trips.

# SCHOOL CATCHMENT

## Ten Broeck Elementary School (K-5)

2580 Stanley Street  
Abbotsford B.C. V2T 2R4  
Phone: 604.850.6657

## Colleen and Gordie Howe Middle School (6-8)

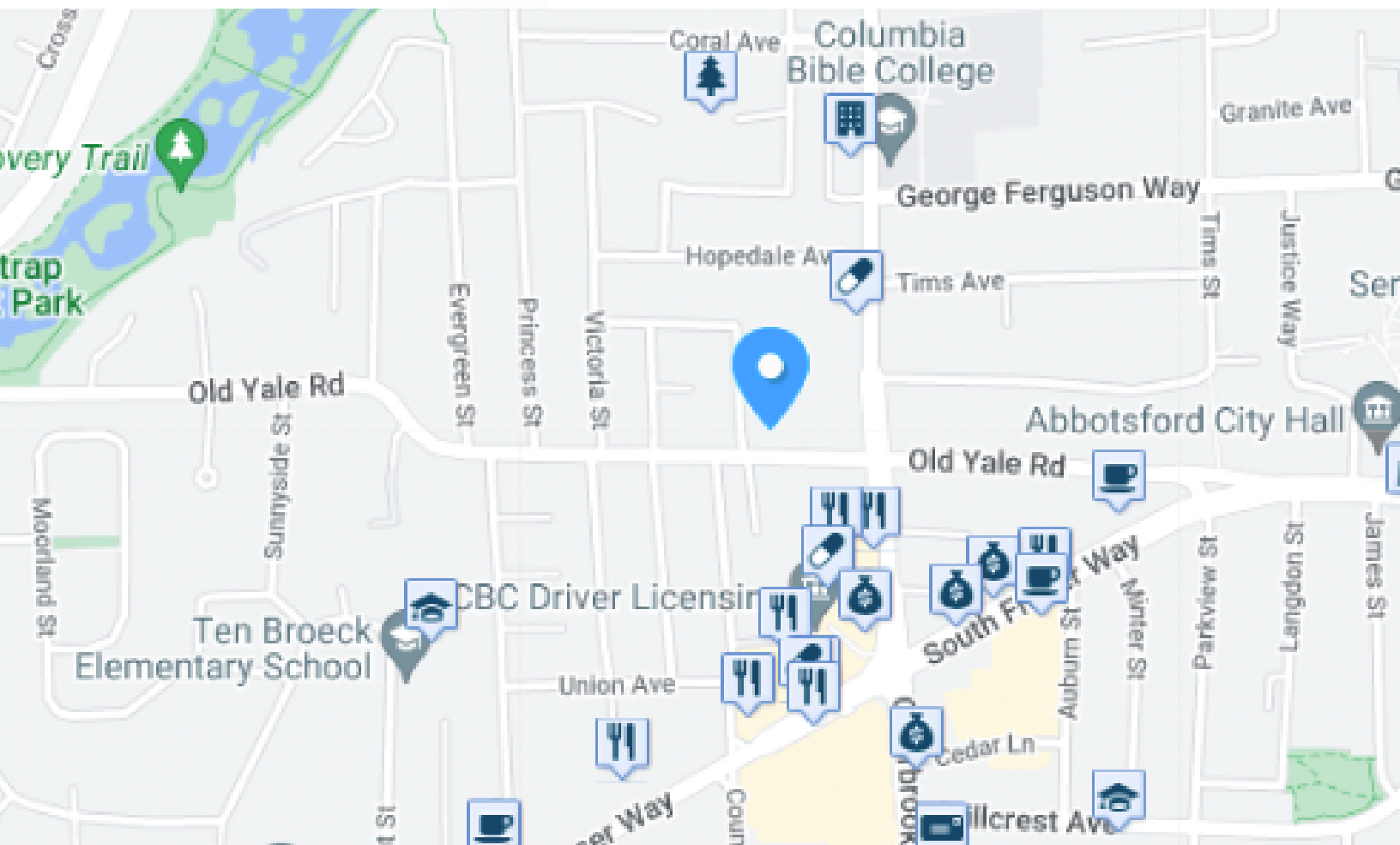
3174 Clearbrook Road  
Abbotsford B.C. V2T 4N6  
Phone: 604.859.8700

## W J Mouat Secondary School (9-12)

32355 Mouat Drive  
Abbotsford B.C. V2T 4E9  
Phone: 604.853.7191

# COMMUTE Downtown Abbotsford.

 6 min    10 min    16 min    34 min





**604-704-8551**

info@elevationrealestate.ca

www.elevationrealestate.ca



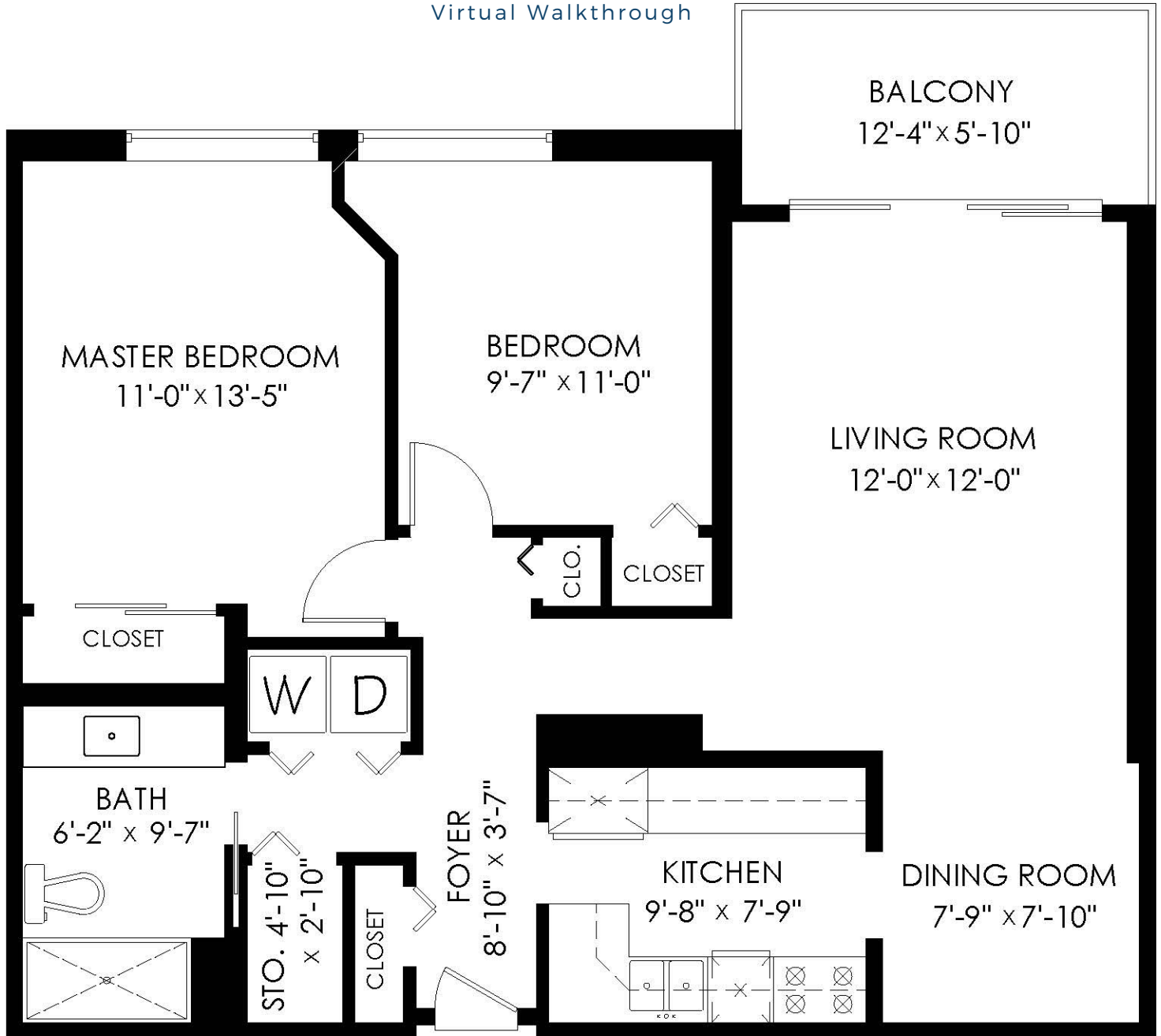
Scan QR Code to view  
Virtual Walkthrough

**224-31955 Old Yale Rd  
Abbotsford**

**Floor Area:** **932 sq.ft.**

Balcony: 73 sq.ft.

Ceiling Height: 7'-11"



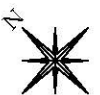
TREELAND  
REALTY



ALL THE RAGE  
CREATIVE

SCALE

0' 5'



**MEASURED ON: (2022-11-03)**

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.



**R2737150**  
Board: F  
Apartment/Condo

## 224 31955 OLD YALE ROAD

Abbotsford  
Abbotsford West  
V2T 4N1

Residential Attached

**\$339,900** (LP)

(SP) 



Sold Date:  
Meas. Type:  
Frontage(feet):  
Frontage(metres):  
Depth / Size (ft.):  
Sq. Footage: **0.00**  
Flood Plain: **No**  
View: **No**  
Complex / Subdiv: **Evergreen Village**  
First Nation Reserve:

If new, GST/HST inc?:  
Bedrooms: **2**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**

Original Price: **\$339,900**  
Approx. Year Built: **1981**  
Age: **42**  
Zoning: **RMM**  
Gross Taxes: **\$861.91**  
For Tax Year: **2022**  
Tax Inc. Utilities?: **No**  
Tour: [Virtual Tour URL](#)

Services Connctd: **Electricity, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
Parking: **Garage; Underground**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Lease... **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Tile**

Style of Home: **Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Concrete**  
Foundation: **Concrete Perimeter**

Renovations: **Partly**  
# of Fireplac... **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Hot Water**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year: **2022**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Legal: **STRATA LOT 105 SECTION 19 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLANNW1737 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, Exercise Centre, Guest Suite, Pool; Indoor, Swirlpool/Hot Tub**

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

Finished Floor (Main): <b>932</b>	Units in Development: <b>205</b>	Tot Units in Strata:	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Stores in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$374.56</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Heat, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water</b>		
Finished Floor (Total): <b>932 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>932 sq. ft.</b>	Bylaws Restrictions: <b>Age Restrictions, Pets Not Allowed</b>		
Suite: <b>None</b>	Restricted Age: <b>55+</b>	# of Pets:	Cats: <b>No</b> Dogs: <b>No</b>
Basement: <b>None</b>	# or % of Rentals Allowed: <b>100%</b>		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>1</b>			
# of Rooms: <b>7</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	9'8" x 7'9"			x	1	Main	3	No
Main	Dining Room	7'9" x 7'10"			x	2			No
Main	Living Room	12' x 12'			x	3			No
Main	Foyer	8'10" x 3'7"			x	4			No
Main	Primary Bedroom	11' x 13'5"			x	5			No
Main	Bedroom	9'7" x 11'			x	6			No
Main	Storage	4'10" x 2'10"			x	7			No
		x			x	8			No

**elevation**   
REAL ESTATE GROUP

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