

5930 169A STREET

LIVING AREA: 1,272 SQFT | LOT AREA: 7,659 SQFT

BEDROOM: 2 | BATHROOM: 2



Welcome to this lovely rancher on a large 7659 sq ft lot located on a quiet, family-oriented cul-de-sac in one of the most desired neighbourhoods in Cloverdale! This charming 2BR/2BTH home features a spacious entry foyer, elegant formal dining area and living room with gas fireplace, new flooring and a large newly updated Kitchen with eating area that overlooks the private backyard. You'll find generous sized Bedrooms with French Doors off the Primary BDRM leading to the serene outdoors with a covered patio. Also included is a 2 car garage, extended driveway to accommodate an additional 4 cars and/or RV! The yard is beautifully landscaped and well-maintained - a perfect haven for all your outdoor entertaining and activities. All in walking distance to schools, amenities and transportation!

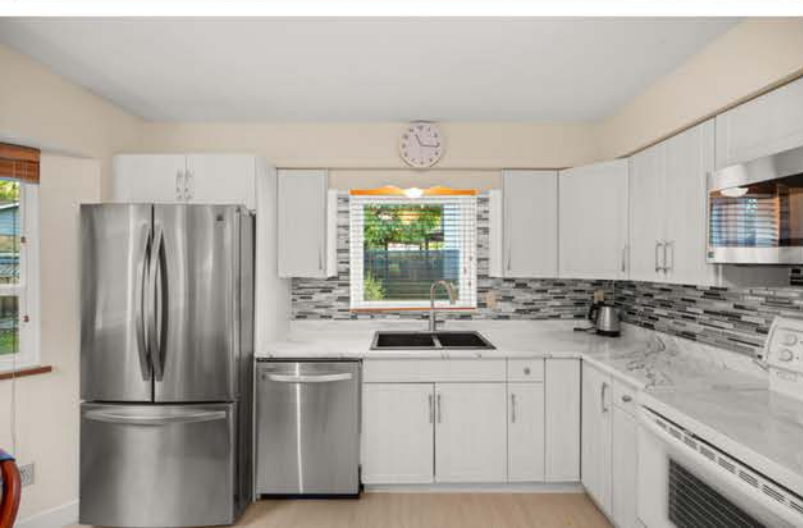


604-319-7735
elevationrealestate.ca

elevation RE/MAX
RE/MAX TREELAND REALTY

ANNA POPPLETON

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





WALK SCORE

Walk Score
60

Somehwat Walkable

Some errands can be accomplished on foot.

Transit Score
42

Some Transit

A few nearby public transportation options.

Bike Score
68

Very Bikeable

Some bike infrastructure

SCHOOL CATCHMENT

Surrey Centre Elementary School (K-7)

16670 Old McLellan Road

Surrey, BC V3S 1J8

Phone: 604-576-9191

Fraser Valley School, Clayton Campus (4-8)

19533 64 Avenue

Surrey, BC V3S 4J3

Phone: 604-427-2282

Lord Tweedsmuir Secondary School (8-12)

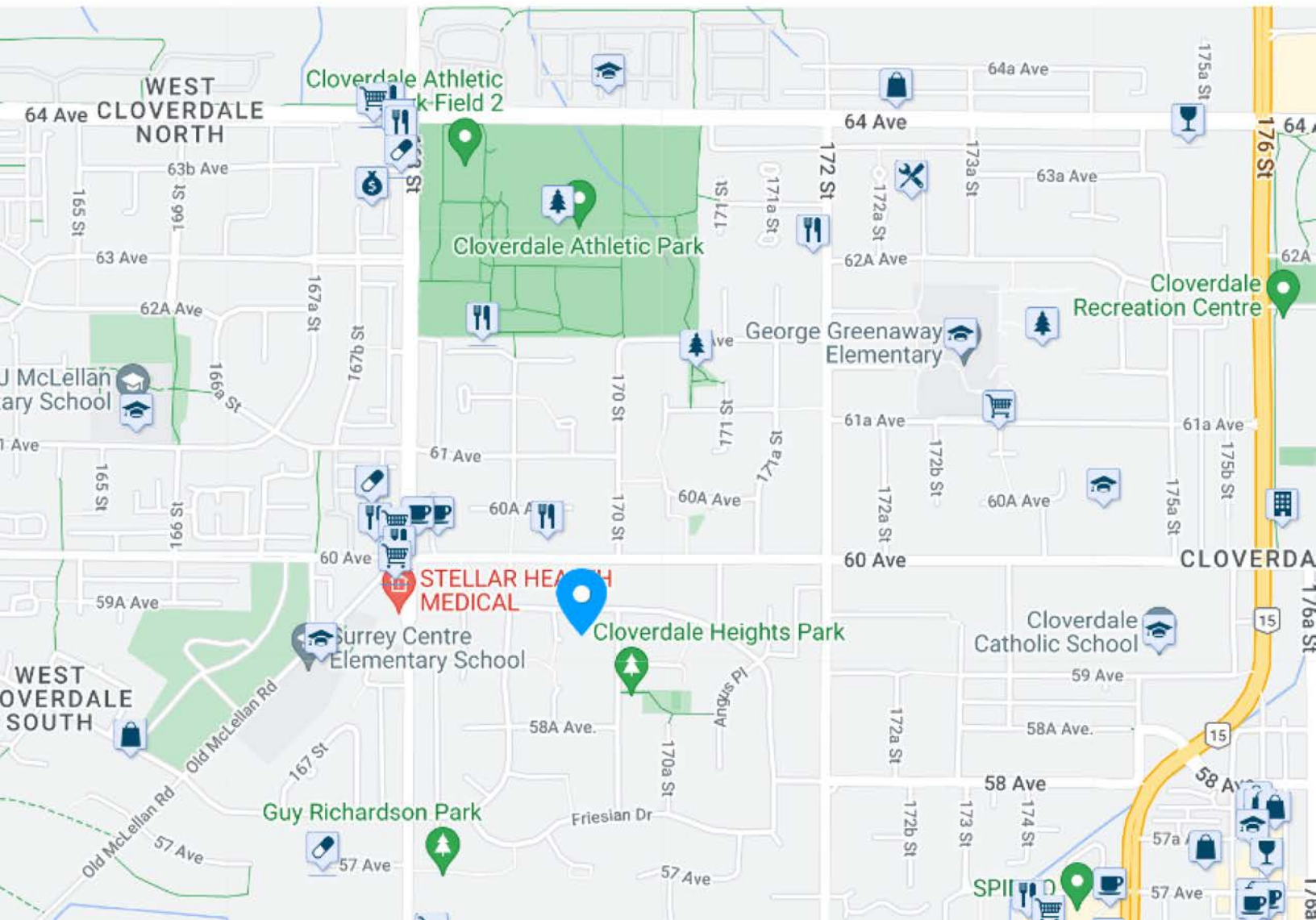
6151 180 Street

Surrey, BC V3S 4L5

Phone: 604-574-7407

COMMUTE Downtown Langley City

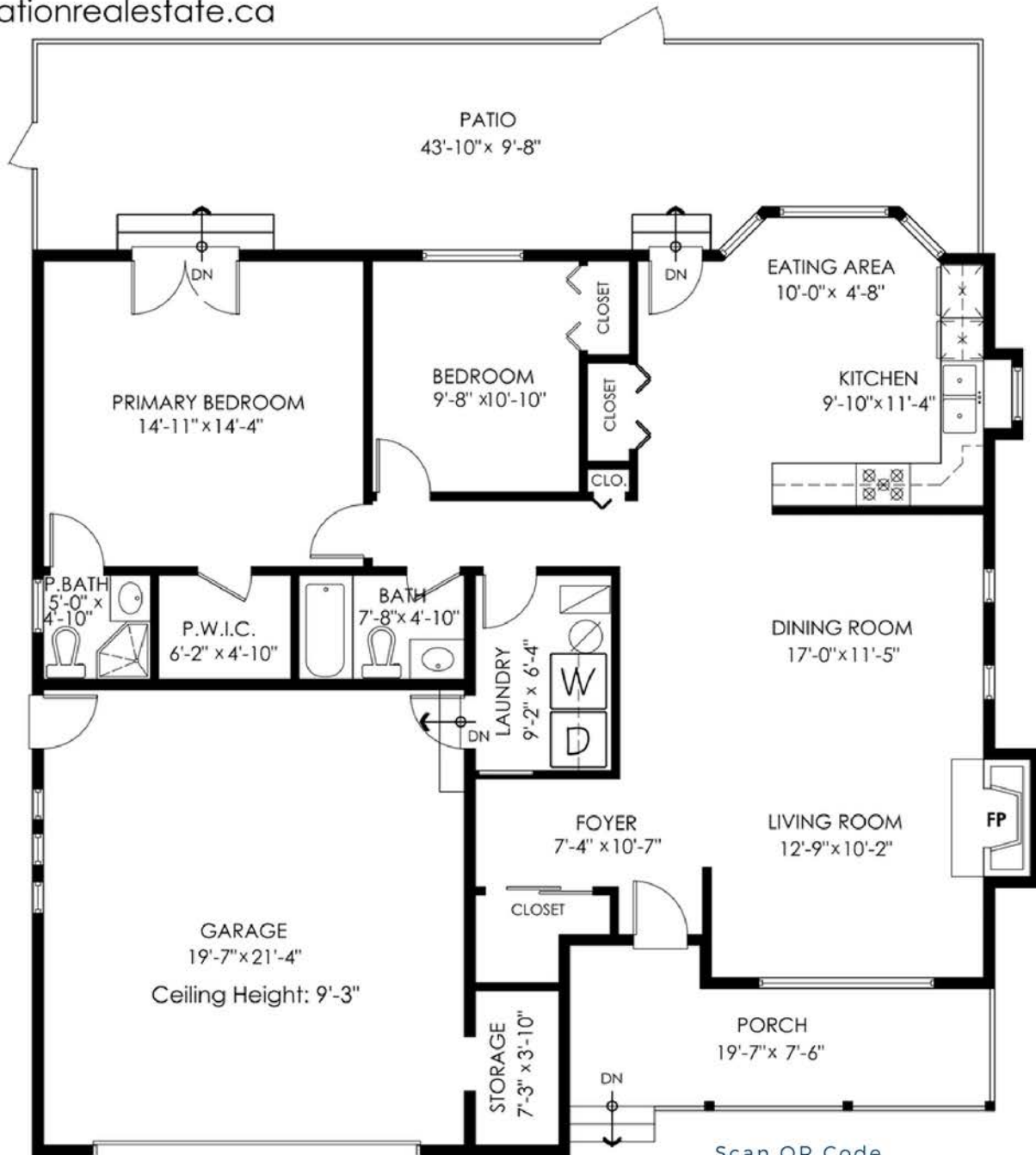
 13 min  19 min  29 min  60+ min



604-704-8551

info@elevationrealestate.ca

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Floor Area: 1,272 sq.ft.

Garage: 477 sq.ft.

Grand Total: 1,749 sq.ft.

Patio: 407 sq.ft.

Porch: 120 sq.ft.

Total Extras: 527 sq.ft.

Ceiling Height: 8'-0"

Scan QR Code
to view Virtual
Walkthrough



MEASURED ON: (2023-10-26)

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.

Active
R2828585
 Board: F
 House/Single Family

5930 169A STREET

Cloverdale
 Cloverdale BC
 V3S 6Y6

NEW PRICE!

\$1,298,000



Sold Date: If new, GST/HST inc?:
 Meas. Type: **Feet** Bedrooms: **2**
 Frontage(feet): **66.50** Bathrooms: **2**
 Frontage(metres): **20.27** Full Baths: **2**
 Depth / Size: **123.85** Half Baths: **0**
 Lot Area (sq.ft.): **7,659.00** Rear Yard Exp:
 Lot Area (acres): **0.18** P.I.D.: **004-357-434**
 Flood Plain:
 View: :
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**
 Legal: **LOT 19, PLAN NWP72001, PART SW1/4, SECTION 7, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 Fixtures Lease... **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile**

Dist. to School Bus: **10 min walk**
 Land Lease Expiry Year:

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Vacuum - Built In**

Finished Floor (Main):	1,272	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'9 x 10'2			x	Floor
Finished Floor (AbvMain2):	0	Main	Dining Room	17'10 x 11'5			x	Main
Finished Floor (Below):	0	Main	Kitchen	9'10 x 11'4			x	Main
Finished Floor (Basement):	0	Main	Eating Area	10' x 4'8			x	
Finished Floor (Total):	1,272 sq. ft.	Main	Primary Bedroom	14'11 x 14'4			x	
Unfinished Floor:	0	Main	Walk-In Closet	6'2 x 4'10			x	
Grand Total:	1,272 sq. ft.	Main	Bedroom	9'8 x 10'10			x	
			Foyer	7'4 x 10'7			x	
				x			x	
				x			x	
				x			x	
				x			x	
				x			x	

Fir Area (Det'd 2nd Res): **sq. ft.**

Suite: **None**
 Basement: **Crawl, None**

Crawl/Bsmt. Height: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **8**

Manuf Type:
 MHR...
 ByLaw Restrictions:

Registered in MH...
 CSA/BCE:

PAD Rental:
 Maint. Fee:

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates "Personal Real Estate Corporation".

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