



Presented by:
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elevation

Active
R2310527

Board: F
House/Single Family

3596 WALDEN STREET

Abbotsford
Abbotsford East
V2S 5G1

Residential Detached

\$692,000 (LP)

(SP)



Sold Date: Frontage (feet): **79.00** Original Price: **\$692,000**
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:

View: **Yes: Valley & Mountains**
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**

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

Amenities: **Air Cond./Central, None, Swirlpool/Hot Tub**

Site Influences: **Private Yard, Recreation Nearby**
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!