



Presented by:

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elevation

**Active**  
**R2364901**  
Board: F  
House/Single Family

### 27970 SWENSSON AVENUE

Abbotsford  
Aberdeen  
V4X 1H5

Residential Detached

**\$599,900** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>70.00</b>	Original Price: <b>\$619,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1958</b>
Depth / Size:	Bathrooms:	<b>1</b>	Age: <b>61</b>
Lot Area (sq.ft.): <b>7,280.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS3</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,446.85</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>010-469-664</b>
			Tour: <b>Virtual Tour URL</b>

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic, Water**

Sewer Type: **Septic**

Style of Home: **1 Storey, Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **6** Covered Parking: **0** Parking Access:  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**

Legal: **LOT 2 PLAN NWP19138 PART1 SE SECTION 20 TOWNSHIP 13 LAND DISTRICT 36**

Amenities:

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions		
Main	Living Room	11' x 10'			x			x		
Main	Kitchen	10' x 11'			x			x		
Main	Master Bedroom	15' x 10'			x			x		
Main	Bedroom	10' x 10'			x			x		
Main	Bedroom	10' x 9'			x			x		
Main	Laundry	10' x 5'			x			x		
		x			x			x		
		x			x			x		
		x			x			x		
		x			x			x		
Finished Floor (Main): 1,000			# of Rooms:6			Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0			# of Kitchens: 1			1	Main	4	No	Barn:
Finished Floor (Below): 0			# of Levels: 1			2				Workshop/Shed: 10' x
Finished Floor (Basement): 0			Suite: None			3				Pool:
Finished Floor (Total): 1,000 sq. ft.			Crawl/Bsmt. Height:			4				Garage Sz:
			Beds in Basement: 0			5				Grg Dr Ht:
			Basement: None			6				
Unfinished Floor: 0						7				
Grand Total: 1,000 sq. ft.						8				

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

**RE/MAX Treeland Realty**

**This cozy Abbotsford rancher comes with upgrades inside and out. The traditional 3bed + 1bath floor plan features a decent-sized master bedroom and recently upgraded kitchen appliances! Outdoors is equipped with a private fenced backyard and 2 large sheds. Modest landscaping throughout. Located on a quiet street, this quaint home is perfect for a small family looking to live in safe neighbourhood. Plenty of leisure nearby at the nature trails in Aldergrove Park down the street. Short distance to a brand new community centre, grocery stores, schools, and quick access to HWY 1. Great investment opportunity.**