

2077 RIDGEWAY STREET

4 BEDROOM | 4 BATHROOM

LOT SIZE: 6,324 | LIVING AREA: 2,655 SQFT



Once operated as a residential care home, this 6 bedroom 8 bathroom home is ready for your ideas! An Airbnb? Multiple tenants? Or the right home for a large family? Large backyard with storage shed and a large covered patio. Call to book your viewing 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

Walk Score

24

Car-Dependent

Almost all errands require a car

Transit Score

35

Some Transit

A few nearby public transportation options

Bike Score

60

Bikeable

Some bike infrastructure

SCHOOL CATCHMENT

Godscon Elementary School

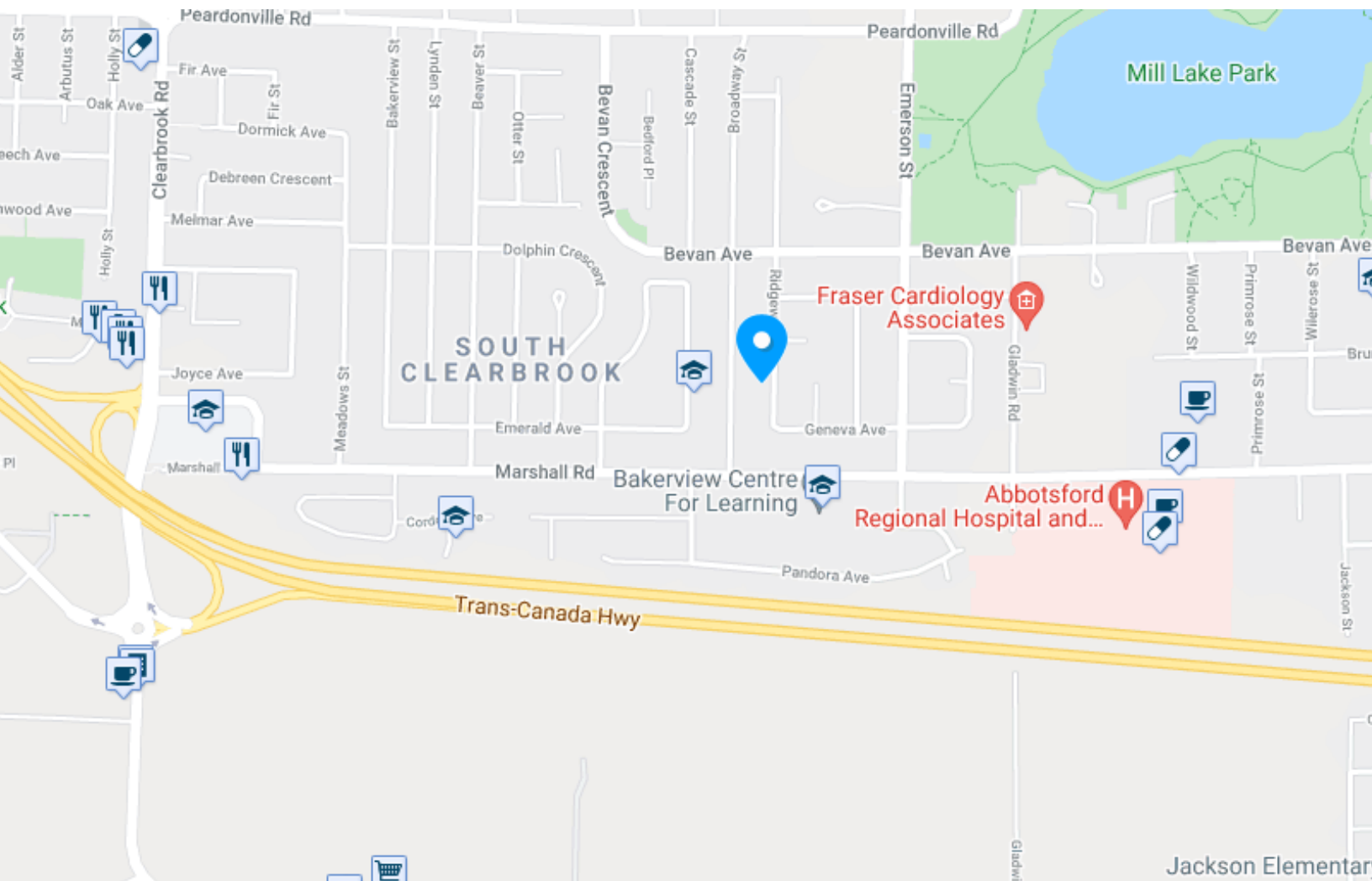
3060 Old Clayburn Road
Abbotsford, BC V3S 4H3
(604) 859-3151

Abbotsford Middle School

34695 Blatchford Way
Abbotsford, BC V2S 6M6
(604) 859-6794

Abbotsford Secondary

34620 Old Yale Road,
Abbotsford, BC V2S 7S6
(604) 853-0778



Active
R2602020
 Board: F
 House/Single Family

2077 RIDGEWAY STREET
 Abbotsford
 Abbotsford West
 V2T 3H1

Residential Detached
\$975,000 (LP)



Sold Date: If new, GST/HST inc?: Original Price: **\$975,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1980**
 Frontage(feet): **62.00** Bathrooms: **8** Age: **41**
 Frontage(metres): **18.90** Full Baths: **7** Zoning: **RES**
 Depth / Size: **101.87** Half Baths: **1** Gross Taxes: **\$3,690.92**
 Lot Area (sq.ft.): **6,324.00** Rear Yard Exp: For Tax Year: **2021**
 Lot Area (acres): **0.15** P.I.D.: **004-608-593** Tax Inc. Utilities?:
 Flood Plain:
 View: **No :**
 Complex/Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey, Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stucco**
 Foundation: **Concrete Perimeter**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Total Parking: **4** Covered Parking: Parking Access: **Front**
 Parking: **Open, RV Parking Avail.**
 Driveway Finish: **Concrete**
 Dist. to Public Transit: **2 Blks** Dist. to School Bus: **2 Blks**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Baseboard, Electric, Forced Air**
 Outdoor Area: **Fenced Yard, Sundeck(s)**
 Type of Roof: **Asphalt**
 Legal: **LOT 432 PLAN NWP46243 SECTION 17 TOWNSHIP 16 LAND DISTRICT 36**

Amenities: **Garden, Storage**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Finished Floor (Main):	1,239	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'4 x 17'	Bsmt	Laundry	6'1 x 8'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	8'8 x 12'8	Bsmt	Storage	6'4 x 5'9	Main 4
Finished Floor (Below):	1,598	Main	Dining Room	26'11 x 11'4			x	Main 4
Finished Floor (Basement):	0	Main	Bedroom	12'1 x 16'9			x	Main 3
		Main	Bedroom	10' x 9'11			x	Bsmt 3
Finished Floor (Total):	2,837sq. ft.	Main	Bedroom	11'4 x 9'11			x	Bsmt 2
Unfinished Floor:	0	Main	Other	12'9 x 10'10			x	Bsmt 3
Grand Total:	2,837sq. ft.	Bsmt	Bedroom	13'9 x 14'4			x	Bsmt 3
		Bsmt	Bedroom	7'6 x 11'12			x	Bsmt 4
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	9'9 x 6'5			x	
		Bsmt	Other	7'7 x 11'2			x	
Suite:None		Bsmt	Flex Room	9'7 x 10'3			x	
Basement:Full		Bsmt	Recreation Room	16'9 x 13'1			x	

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:
 # of Kitchens: **1** # of Rooms: **15** MHR#: CSA/BCE: 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'.

elevation REAL ESTATE GROUP

MARK DANA

PERSONAL REAL ESTATE CORPORAITON

info@elevationrealestate.ca | 604-533-3491

