

34020 SHANNON DRIVE

4 BEDROOM | 3 BATHROOM

LOT SIZE: 7,770 SQFT | LIVING AREA: 1,992 SQFT



Build your dream home or bring your ideas and hard work to make this home great again! This home has 3 bedrooms and 2 bathrooms upstairs and a 1 bedroom 1 bathroom legal suite with separate laundry. This 70' x 111' lot is a great lot to build on or hold for future development. Current OCP designation is Urban 3 - Infill with potential for new home with suite, coach house, or duplex. Check with the City of Abbotsford for development potential.



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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
30

Car-Dependent

Most errands require a car

Transit Score
40

Some Transit

A few nearby public transportation options

Bike Score

46

Somewhat Bikeable

Minimal bike infrastructure



COMMUTE to downtown Abbotsford



5 min



12 min



21 min



35 min



SCHOOL CATCHMENT

Alexander Elementary School

2250 Lobban Road
Abbotsford, BC V2S 2W1
(604) 859-3167

Abbotsford Middle School

3321 Bevan Avenue
Abbotsford, BC V2S 0A9
(604) 859-7125

Abbotsford Senior Secondary School

33355 Bevan Avenue,
Abbotsford, BC V2S 0E7
(604) 853-3367

Active
R2636310
 Board: F
 House/Single Family

34020 SHANNON DRIVE

Abbotsford
 Central Abbotsford
 V2S 5C8

Residential Detached
\$1,049,000 (LP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,049,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1975
Frontage(feet): 70.00	Bathrooms: 3	Age: 46
Frontage(metres): 21.34	Full Baths: 2	Zoning: RES
Depth / Size: 111	Half Baths: 1	Gross Taxes: \$3,997.81
Lot Area (sq.ft.): 7,770.00	Rear Yard Exp: South	For Tax Year: 2021
Lot Area (acres): 0.18	P.I.D.: 006-210-937	Tax Inc. Utilities?: No
Flood Plain: No		
View: No :		
Complex/Subdiv:		
Services Connected: Electricity, Natural Gas		

Style of Home: **Split Entry**
 Construction: **Brick**
 Exterior: **Brick, Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Electric, Natural Gas**
 Fuel/Heating: **Electric, Forced Air**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Metal**

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

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**
 Total Parking: **5** Covered Parking: **1** Parking Access: **Front, Side**
 Parking: **Garage; Single, Open, RV Parking Avail.**
 Driveway Finish: **Concrete**
 Dist. to Public Transit: **2 Blocks** Dist. to School Bus: **3 KM**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Vinyl/Linoleum, Carpet**

Legal: **LOT 89 PLAN NWP48263 PART 1 SE SECTION 15 TOWNSHIP 16 LAND DISTRICT 36**

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**
 Features: **Clothes Washer/Dryer, Oven - Built In, Refrigerator**

Finished Floor (Main):	1,138	Floor	Type	Dimensions
Finished Floor (Above):	0	Above	Kitchen	10'01 x 10'06
Finished Floor (AbvMain2):	0	Above	Living Room	14'05 x 16'03
Finished Floor (Below):	1,100	Above	Dining Room	8'11 x 10'11
Finished Floor (Basement):	0	Above	Foyer	6'07 x 4'03
Finished Floor (Total):	2,238sq. ft.	Above	Master Bedroom	10'05 x 12'11
Unfinished Floor:	0	Above	Bedroom	9'03 x 10'00
Grand Total:	2,238sq. ft.	Main	Bedroom	10'00 x 10'00
		Below	Great Room	19'08 x 12'02
		Below	Kitchen	10'08 x 11'07
		Below	Living Room	15'07 x 12'00
		Below	Bedroom	10'08 x 12'07
				x
				x

Fir Area (Det'd 2nd Res): sq. ft.
 Suite: **Legal Suite**
 Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **2**
 # of Kitchens: **2** # of Rooms: **11**

Scan QR Code to view
 Virtual Walkthrough



<https://rem.ax/ShannonMain>

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

RED Full Public

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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