



Presented by:  
**Jordan Macnab PREC\***

Royal LePage Elite West  
Phone: 604-551-5695  
http://www.themacnabs.com  
jordan@theMACNABS.com



**Active**  
**R2910427**  
Board: V  
House/Single Family

**10916 240 STREET**

Maple Ridge  
Cottonwood MR  
V2W 1H7

Residential Detached

**\$1,189,000** (LP)   
(SP)



**10916 240th, Maple Ridge**

Sold Date: Frontage (feet): **45.00** Original Price: **\$1,189,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2002**  
Depth / Size: **93** Bathrooms: **3** Age: **22**  
Lot Area (sq.ft.): **4,456.00** Full Baths: **3** Zoning: **R-3**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$5,451.82**  
Rear Yard Exp: **East** For Tax Year: **2022**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **025-429-621**  
Tour: **Virtual Tour URL**

View: **Yes: Farm land**  
Complex / Subdiv: **KANAKA VIEW ESTATES**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Slab**  
Rain Screen:  
Renovations: **Partly** Reno. Year:  
# of Fireplaces: **1** R.I. Plumbing:  
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:  
Water Supply: **City/Municipal** Metered Water:  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane, Rear**  
Parking: **Garage; Double**  
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 2, PLAN LMP54440, SECTION 10, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Playground**

Site Influences: **Cul-de-Sac, Lane Access**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'2 x 12'8	Above	Eating Area	10' x 7'8			x
Main	Bedroom	10'3 x 13'3	Above	Kitchen	10' x 13'1			x
Main	Bedroom	12'1 x 9'6	Above	Family Room	10' x 18'			x
Main	Kitchen	12'1 x 9'8	Above	Patio	20'8 x 7'2			x
Main	Bedroom	12'7 x 11'1			x			x
Above	Dining Room	10'8 x 9'9			x			x
Above	Living Room	12' x 15'1			x			x
Above	Bedroom	10'6 x 9'			x			x
Above	Bedroom	10'1 x 11'10			x			x
Above	Primary	12'11 x 12'11			x			x

Finished Floor (Main):	<b>970</b>	# of Rooms:	<b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,500</b>	# of Kitchens:	<b>2</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>Unauthorized Suite</b>	3	<b>Above</b>	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>2,470 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	5				Grg Dr Ht:
Grand Total:	<b>2,470 sq. ft.</b>	Basement:	<b>Fully Finished</b>	6				
				7				
				8				

Listing Broker(s): **Royal LePage Elite West**

**Top 5 reasons why this home will move quick. #1. LOCATION - Super central Albion area with easy access to Lougheed & Dewdney. Down the street from Bruce's Market & close to schools, parks trails. #2. LAY-OUT - This ground floor entry has 6 bedrooms (1 has no closet) & 3 full baths. Suite potential with it's own entry. Upstairs has an open kitchen with large island, covered patio & great flow. #3. FEATURES - Gas Fireplace, updated appliances, wide plank laminate upstairs, vaulted ceilings in living room. #4. YARD - On the quiet side of the property is the fully fenced yard which flows out to the back alley. Perfect for kids and dogs. Also has large driveway & two car garage. #5. PRICE - All this for under \$1.2 is an amazing deal. Open House Sat + Sun August 3rd/4th 2:00-4:00pm. Be There :)**