



Presented by:  
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**Active**  
**R3057512**  
 Board: F  
 House/Single Family

**34630 IMMEL STREET**  
 Abbotsford  
 Abbotsford East  
 V2S 4T7

Residential Detached  
**\$749,999** (LP)  
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$749,999</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1986</b>
Frontage(feet): <b>63.00</b>	Bathrooms: <b>3</b>	Age: <b>39</b>
Frontage(metres): <b>19.20</b>	Full Baths: <b>3</b>	Zoning: <b>RS3</b>
Depth / Size: <b>153</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,150.27</b>
Lot Area (sq.ft.): <b>9,638.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.22</b>	P.I.D.: <b>005-225-647</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **1** Parking Access:  
 Parking: **Garage; Single**  
 Driveway Finish:  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Land Lease Expiry Year:  
 Property Disc.: **No**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish:

Legal: **LOT 4, PLAN NWP72889, PART SW1/4, SECTION 26, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:  
 Features:

Finished Floor (Main):	1,086	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15' x 9'			x	Main 3
Finished Floor (Below):	748	Main	Kitchen	15' x 11'			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	12' x 11'			x	Below 3
Finished Floor (Total):	1,834sq. ft.	Main	Bedroom	10' x 9'			x	
Unfinished Floor:	0	Main	Bedroom	10' x 9'			x	
Grand Total:	1,834sq. ft.	Below	Living Room	14' x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	8' x 9'			x	
		Below	Bedroom	10' x 9'			x	
		Below	Den	6' x 13'			x	
				x			x	
				x			x	
				x			x	

  

Suite: <b>Unauthorized Suite</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: <b>Full</b>	MHR#:	CSA/BCE:	Maint. Fee:
	ByLaw Restrictions:		

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

**Attention Investors, Builders & Renovators! This is your chance to own a large 9500 sq. ft. lot in East Abbotsford with endless potential. The existing 4-bedroom, 3-bathroom home (including a 1-bedroom basement suite) is in need of major renovations and is being sold as-is. Perfect for the right buyer looking for a fixer-upper project, or tear it down and build your dream home in a great neighborhood. Features include a single-car garage, additional driveway parking for 2+ vehicles, and a spacious lot with room to expand. The roof and home require significant repair, but the location and lot size make this a fantastic opportunity for those with vision.**