



Presented by:
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Active
R3093579
Board: V
Apartment/Condo

301 1000 KING ALBERT AVENUE

Coquitlam
Central Coquitlam
V3J 7A3

Residential Attached
\$499,000 (LP)
(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$499,000**
Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **1970**
Depth / Size (ft.): _____ Bedrooms: **2** Age: **56**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM-2**
Flood Plain: _____ Full Baths: **1** Gross Taxes: **\$1,760.22**
Council Apprv?: _____ Half Baths: **1** For Tax Year: **2025**
Exposure: _____ Maint. Fee: **\$454.00** Tax Inc. Utilities?: _____
If new, GST/HST inc?: **Yes** P.I.D.: **024-742-694**
Mgmt. Co's Name: **Associa** Tour: **Virtual Tour URL**
Mgmt. Co's Phone: _____
View: _____
Complex / Subdiv: **Armada Apartments**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: Corner Unit, Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Lane, Rear
Construction: Frame - Wood	Parking: Garage; Underground		Locker: Y
Exterior: Brick, Stucco	Dist. to Public Transit: 1 block	Dist. to School Bus: 1 block	
Foundation: Concrete Perimeter	Units in Development: 50	Total Units in Strata: 50	
Rain Screen: _____	Title to Land: Freehold Strata		
Renovations: Partly	Property Disc.: Yes		
Water Supply: City/Municipal	Fixtures Leased: _____		
Fireplace Fuel: _____	Fixtures Rmvd: _____		
Fuel/Heating: Hot Water	Floor Finish: Laminate, Carpet		
Outdoor Area: Balcony(s)			
Type of Roof: Tar & Gravel			

Maint Fee Inc: **Caretaker, Gardening, Heat, Hot Water**
Legal: **STRATA LOT 34, PLAN LMS4117, DISTRICT LOT 356, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**
Amenities: **Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Range Top, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 12'			x			x
Main	Dining Room	8' x 8'6"			x			x
Main	Kitchen	7'8" x 7'2"			x			x
Main	Primary	9'8" x 13'			x			x
Main	Bedroom	11'2" x 8'10"			x			x
Main	Patio	13'0" x 13'2"			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 878	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 878 sq. ft.	# or % of Rentals Allowed: 100%			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 878 sq. ft.	Basement: None			7				
				8				

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

Top 5 reasons why this condo will move quick. #1. LOCATION - Amazing walkability close to all Austin Heights shops & restaurants. Across from Como Lake middle school & Blue Mountain Park. See Map. #2. TOP FLOOR - South East Top Corner unit with large wrap around deck. No one above you :) #3. LAY-OUT - The Spacious 2 bedroom + 2 bathroom is just under 900 sq/ft. The open dining/living rooms flow out to patio. #4. EXTRAS - Parking stall underground & storage locker plus RARE in-suite laundry. A huge bonus. #5. PRICE - The ONLY 2 bed in Central Coquitlam under \$500K. Amazing opportunity. Public Open House Sat (feb 28th) + Sun (mar 1st) 12:00-2:00pm. Be There