

Active

R3079061

Board: V , Detached

House/Single Family

24680 103A AVENUE

Maple Ridge

Albion

V2W 0B1

\$1,599,000 (LP)

(SP)

Days on Market: 2

Orig. Price: \$1,599,000

Prev. Price: \$0

Meas. Type: Feet

Frontage (feet): 48.00

Frontage (metres): 14.63

Depth / Size:

Lot Area (sq.ft.): 4,434.00

Lot Area (acres): 0.10

Flood Plain:

View: Yes : PEEKABOO MOUNTAIN VIEW

Complex/Subdiv:

First Nation Reserve:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

List Date: 1/12/2026

Expiry Date: 6/1/2026

Seller's Acceptance Date:

Subject Removal Date:

Completion Date:

If new, GST/HST inc?:

Bedrooms: 7

Bathrooms: 4

Full Baths: 4

Half Baths: 0

Rear Yard Exp:

P.I.D.: 026-665-701

Approx. Year Built: 2007

Age: 19

Zoning: R1

Gross Taxes: \$7,357.38

For Tax Year: 2025

Tax Inc. Utilities?:

Tour:

Sewer Type: City/Municipal

Water Supply: City/Municipal

Style of Home: 2 Storey w/Bsmt.

Construction: Frame - Wood

Exterior: Stone, Wood

Foundation: Concrete Perimeter

Renovations: Completely

of Fireplaces: 1 R.I. Fireplaces:

Fireplace Fuel: Natural Gas

Fuel/Heating: Forced Air

Outdoor Area: Balcny(s) Patio(s) Dck(s)

Reno. Year: 2018

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: 6

Covered Parking: 2

Parking Access: Front

Parking: Garage; Double

Driveway Finish: Asphalt

Dist. to Public Transit: FEW BLOCKS

Dist. to School Bus: FEW BLOCKS

Title to Land: Freehold NonStrata

Land Lease Expiry Year:

Seller's Interest: Registered Owner

Property Disc.: Yes:

Fixtures Leased: No :

Fixtures Rmvd: No :

Type of Roof: Asphalt

Floor Finish: Hardwood, Laminate, Tile

Legal: LOT 72, PLAN BCP23574, SECTION 3, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Amenities: Garden, In Suite Laundry

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Finished Floor (Main): 1,281	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): 1,195	Main	Living Room	13'x12'7	Bsmt	Bedroom	11'6 x 11'7	Floor #Pcs
Finished Floor (AbvMain2): 0	Main	Dining Room	13'x11'	Bsmt	Bedroom	11'8 x 15'	Main 3
Finished Floor (Below): 0	Main	Dining Room	13'x11'	Bsmt	Kitchen	11'7 x 12'8	Above 4
Finished Floor (Basement): 1,276	Main	Kitchen	13'x12'1	Bsmt	Utility	9'4 x 4'0	Bsmt 4
Finished Floor (Total): 3,752 sq. ft.	Main	Family Room	26'x12'				Above 5
Unfinished Floor: 0	Main	Bedroom	11'7x12'3				
Grand Total: 3,752 sq. ft.	Main	Foyer	7'3x27'1				
Flr Area (Det'd 2nd Res): sq. ft.	Above	Primary Bedroom	17'x13'4				
	Above	Bedroom	12'1x15'3				
	Above	Bedroom	13'3x13'2				
	Above	Bedroom	12'4x12'				
	Above	Laundry	5'x9'9				
	Bsmt	Living Room	11'6x22'8				

Suite: Legal Suite

Basement: None

Crawl/Bsmt. Ht: # of Levels: 3

of Kitchens: 2 # of Rooms: 17

Manuf Type: Registered in MHR?:

MHR#: CSA/BCE:

ByLaw Restrictions:

PAD Rental: Maint. Fee:

List Broker 1: Royal Pacific Realty Corp. - Office: 604-266-8989

List Broker 2: 3:

List Broker 3: vananh.realestate@gmail.com

Appointments: Touchbase

Call: VAN ANH

Phone: 604-562-1870

List Desig Agt 1: Van Anh - Phone: 604-562-1870

List Desig Agt 2: 3:

Buyer's Broker 1: 3:

Buyer's Agent 1: 2:

Owner: **Privacy Protected** PHAN ANH TA / DU Y ANH TA

Commission: 3% ON FIRST 100K, 1.1% ON BALANCE

Occupancy: Owner, Tenant

Realtor

Measurements by Spotlight Media and are approximate, Buyer to verify if important. Long term tenants month to month, 2br, \$2100 monthly plus utilities. OPEN: JAN 17 SAT 3pm-4:30pm, send your buyers.

Stunning 7-bed + den, 4-bath 3-storey home w/ full daylight walk-out bamt in Thornhill Heights (Albion) ! Over 3,604sqft, freshly painted, elegant finishes: crown molding, hdwd & laminate flrs, quartz counters, gas FP, cathedral ceilings. Open-concept main flr w/ maple kitchen + island, SS appliances, full bed & bath on Main. Huge deck + balcony perfect for parties! Upstairs: 4 big bdrms, luxe primary w/ feature wall, WIC & spa ensuite (jetted tub, sep shower, dbl vanity). Bright 2-bdrm self-contained in-law/mortgage helper (renov 2018, sep entry) renting \$2,100/mo plus utilities. Brand new W/D, double garage. Prime family area nr parks, trails, schools & SPCA. Ideal for multi-gen living or investment! OPEN: JAN 17 SAT 3pm-4:30pm.

RED Full Realtor

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