

**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** List Date: **1/12/2026** Seller's Acceptance Date:  
 Orig. Price: **\$1,599,000** Expiry Date: **6/1/2026** Subject Removal Date:  
 Prev. Price: **\$0** Completion Date:

Meas. Type: **Feet** If new, GST/HST inc?: Approx. Year Built: **2007**  
 Frontage (feet): **48.00** Bedrooms: **7** Age: **19**  
 Frontage (metres): **14.63** Bathrooms: **4** Zoning: **R1**  
 Depth / Size: Full Baths: **4** Gross Taxes: **\$7,357.38**  
 Lot Area (sq.ft.): **4,434.00** Half Baths: **0** For Tax Year: **2025**  
 Lot Area (acres): **0.10** Rear Yard Exp: Tax Inc. Utilities?:  
 Flood Plain: P.I.D.: **026-665-701** Tour:  
 View: **Yes : PEEKABOO MOUNTAIN VIEW**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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: **Balcony(s) Patio(s) Deck(s)**

Type of Roof: **Asphalt**Total Parking: **6** Covered Parking: **2** Parking Access: **Front**Parking: **Garage; Double**Driveway Finish: **Asphalt**Dist. to Public Transit: **FEW BLOCKS**Title to Land: **Freehold NonStrata**Dist. to School Bus: **FEW BLOCKS**

Land Lease Expiry Year:

Seller's Interest: **Registered Owner**Property Disc.: **Yes:**Fixtures Leased: **No :**Fixtures Rmvd: **No :**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):     | <b>1,281</b>         | Floor | Type            | Dimensions | Floor | Type    | Dimensions  | Bathrooms | Floor | #Pcs |
|----------------------------|----------------------|-------|-----------------|------------|-------|---------|-------------|-----------|-------|------|
| Finished Floor (Above):    | <b>1,195</b>         | Main  | Living Room     | 13'x12'7"  | Bsmt  | Bedroom | 11'6 x 11'7 |           |       |      |
| Finished Floor (AbvMain2): | <b>0</b>             | Main  | Dining Room     | 13'x11'    | Bsmt  | Bedroom | 11'8 x 15'  |           |       |      |
| Finished Floor (Below):    | <b>0</b>             | Main  | Dining Room     | 13'x11'    | Bsmt  | Kitchen | 11'7 x 12'8 |           |       |      |
| Finished Floor (Basement): | <b>1,276</b>         | Main  | Kitchen         | 13'x12'1"  | Bsmt  | Utility | 9'4 x 4'0   |           |       |      |
| Finished Floor (Total):    | <b>3,752 sq. ft.</b> | Main  | Family Room     | 26'x12'    |       |         | x           |           |       |      |
| Unfinished Floor:          | <b>0</b>             | Main  | Bedroom         | 11'7x12'3  |       |         | x           |           |       |      |
| Grand Total:               | <b>3,752 sq. ft.</b> | Main  | Foyer           | 7'3x27'1   |       |         | x           |           |       |      |
| Flr Area (Det'd 2nd Res):  | <b>sq. ft.</b>       | Above | Primary Bedroom | 17'x13'4   |       |         | x           |           |       |      |
| Suite: <b>Legal Suite</b>  |                      | Above | Bedroom         | 12'1x15'3  |       |         | x           |           |       |      |
| Basement: <b>None</b>      |                      | Above | Bedroom         | 13'3x13'2  |       |         | x           |           |       |      |
| Crawl/Bsmt. Ht:            |                      | Above | Laundry         | 5'x9'9     |       |         | x           |           |       |      |
| # of Kitchens:             | <b>2</b>             | Bsmt  | Living Room     | 11'6x22'8  |       |         | x           |           |       |      |

Manuf Type: Registered in MHR?: PAD Rental:  
 MHR#: CSA/BCE: Maint. Fee:  
 ByLaw Restrictions:

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

List Broker 3:

List Desig Agt 1: **Van Anh - Phone: 604-562-1870****vananh.realestate@gmail.com**

List Broker 2:

Appointments:

**Touchbase**

List Desig Agt 2:

Call:

**VAN ANH**

Buyer's Broker 1:

Phone:

**604-562-1870**

Buyer's Agent 1:

2:

3:

Owner: **\*\*Privacy Protected\*\* PHAN ANH TA / DUY 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 basement in Thornhill Heights (Albion) ! Over 3,604sqft, freshly painted, elegant finishes: crown molding, hwd & 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.**