

Presented by:
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Vancouver Heights, Burnaby North Residential Attached
112 3978 ALBERT ST **MLS # V608683** **Sold**



List Price:	\$215,000	Sale Price:	\$205,000	Days on Market:	151
Previous Price:	\$220,000	Sale Date:	22-Jan-07		
Original Price:	\$220,000	Subdiv/Complex:	HERITAGE GREEN		
View:					
Frontage:		Postal Code:	V5C 2E1	Type:	Townhouse
Depth/Size:				Approx Yr Blt:	1994
Lot SqFt:	0			Age at List Date:	12
Exposure:	SW	Bedrooms:	1	Zoning:	TH
Stories in Bldg:	3	Bathrooms:	1	Taxes:	\$1,172 / 2006
Flood Plain:		Full Baths:	1	Gst Incl:	
Meas. Type:		Half Baths:	0	Apprvl Req'd:	No
Fixtures Lsd:	No			Occupancy:	Owner
Fixt Removed:				Tax Incl Utilities:	N

Style of Home:	Rancher/Bungalow	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Stall #:		Parking Stall Owned:	Y
Foundation:	Concrete Slab	Parking Access:			
Exterior:	Stucco	Parking Facilities:	Garage; Underground		
Rain Screen:					
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	28	Total Units in Strata:	28
Flooring:		Locker:	Yes	Locker #:	
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	0 -		
Outdoor Area:	Patio(s)				
Mngmt Co/Phone:	STRATA WEST / 604-904-9595	Property Disclosure:	/ Yes		
Mo. Maint Charge:	\$107.32	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		

Maint Charge Incl: Gas, Management

Legal: PL LMS1122 LT 12 DL 116 LD 37 GR 1 PID: 018-512-313
 Amenities: Club House, In Suite Laundry
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 12'						
Main F.	Dining	11' X 10'						
Main F.	Kitchen	8' X 8'						
Main F.	Bedroom	10' X 10'						
Main F.	Walk-In Closet	7' X 7'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	631	Finished Levels:	1		1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None		2
Finished Floor Area Down:	0				3
Finished Floor Area Bsmt:	0	Bsmt Height:			4
Total Finished Floor Area:	631	Restricted Age:			5
		# Pets; Cats; Dogs:			6
Unfinished Floor Area:	0	# or % Rentals:			7
Grand Total Floor Area:	631				8

Listing Broker(s): (1) RE/MAX Central

Buy this beautiful and affordable southwest corner townhome and enjoy the privacy it offers. The updates include new paint, new flooring, newer fridge and lots more. Large living room offers you a cozy space along with a gas fireplace, bed nook with walk-in closet, insuite laundry and super sized sundrenched patio. This central location offers you an easy access to downtown and plenty of other amenities. Don't miss on this one!!