



Presented by:  
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Active

R2536623

Board: V

House/Single Family

344 ALBERTA STREET

New Westminster

Sapperton

V3L 3J5

Residential Detached

\$1,150,000 (LP)

(SP) M



Sold Date:

Meas. Type:

Depth / Size:

Lot Area (sq.ft.):

Flood Plain:

Rear Yard Exp:

Council Apprv?:

If new, GST/HST inc?:

View:

Complex / Subdiv:

Services Connected:

Sewer Type:

Frontage (feet):

Bedrooms:

Bathrooms:

Full Baths:

Half Baths:

Original Price:

Approx. Year Built:

Age:

Zoning:

Gross Taxes:

For Tax Year:

Tax Inc. Utilities?:

P.I.D.:

Tour:

2 Storey w/ Bsmt.

Frame - Wood

Wood

Concrete Perimeter

Partly

1

Natural Gas

City/Municipal

Forced Air, Natural Gas

Balcony(s), Fenced Yard, Patio(s)

Asphalt

2

40

4,000.00

Southeast

Yes: Fraser River Views

Community, Electricity, Natural Gas, Water

City/Municipal

100.00

5

2

2

0

\$1,150,000

1912

109

RS-1

\$3,491.64

2020

No

008-898-766

Style of Home:

Construction:

Exterior:

Foundation:

Rain Screen:

Renovations:

# of Fireplaces:

Fireplace Fuel:

Water Supply:

Fuel/Heating:

Outdoor Area:

Type of Roof:

Legal:

Amenities:

Site Influences:

Features:

Total Parking:

Covered Parking:

Parking Access:

Dist. to Public Transit:

Title to Land:

Property Disc.:

PAD Rental:

Fixtures Leased:

Fixtures Rmvd:

Floor Finish:

Dist. to School Bus:

2

1

0

Front

Open, Other

Freehold NonStrata

Yes

No

Yes: Sunshine light + curtains in child bdrm up, Shampoo sink

Hardwood, Mixed, Vinyl/Linoleum

1

LOT 3, SUB BLOCK 3, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, OF THE N 1/2 LOT 19 & OF THE S 1/2 LOT 20

Floor

Type

Dimensions

Floor

Type

Dimensions

Floor

Type

Dimensions

Main

Living Room

13'10 x 12'

Below

Bedroom

11'6 x 16'4

Main

Kitchen

11'7 x 18'2

Below

Bedroom

11'8 x 9'5

Main

Dining Room

13'1 x 14'4

Below

Laundry

7'8 x 7'10

Main

Foyer

10' x 8'10

Main

Porch (enclosed)

20' x 14'

Above

Master Bedroom

16' x 8'10

Above

Bedroom

9'5 x 10'4

Above

Bedroom

8'8 x 11'8

Above

Porch (enclosed)

12'6 x 8'

Below

Mud Room

11'3 x 8'5

Finished Floor (Main):

Finished Floor (Above):

Finished Floor (Below):

Finished Floor (Basement):

Finished Floor (Total):

Unfinished Floor:

Grand Total:

# of Rooms:

# of Kitchens:

# of Levels:

Suite:

Crawl/Bsmt. Height:

Beds in Basement:

Basement:

Bath

Floor

# of Pieces

Ensuite?

Outbuildings

717

606

701

0

2,024 sq. ft.

0

2,024 sq. ft.

13

1

3

Other

0

Full, Fully Finished, Separate Entry

1

Above

4

No

Barn:

Workshop/Shed:

Pool:

Garage Sz:

Grg Dr Ht:

Listing Broker(s):

Sutton Group-West Coast Realty

CHARACTER HOME W/ CURB APPEAL // We're excited to present this rare A-Frame home, w/ great street appeal, flexible space, quality updates, views, location & more. Enter to a beautiful open foyer. Main floor boasts high ceilings w/ a great room (living/dining area) w/ fine details such as updated gas fireplace w/ mantle, original stained glass windows & french doors to massive back yard deck. Bright kitchen w/ island, overlooking backyard. 3 beds up, all w/ large closets. Newer balcony w/ river views off 2nd bed. Classic bath w/ clawfoot tub, black & white mosaic tile. Basement features separate entry, 2 bed, 1 full bath, lots of options for the space! Updates include, electrical, all decks/balconies, HW tank, landscaping, pavers, fencing, paint & 10yr roof-walk to skytrain, shops & more!

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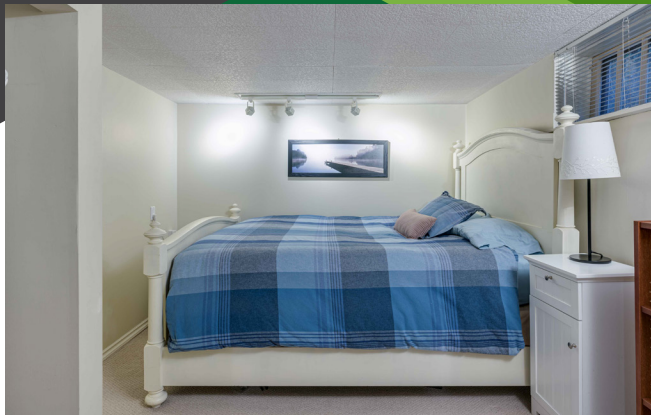
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You've found a home

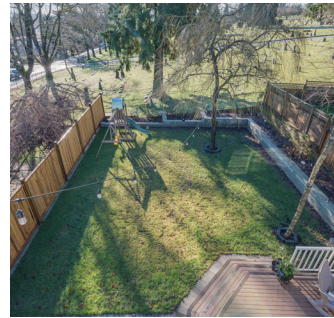
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...doesn't taste like design  
real estate photography + designer

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344 Alberta St New Westminster, BC



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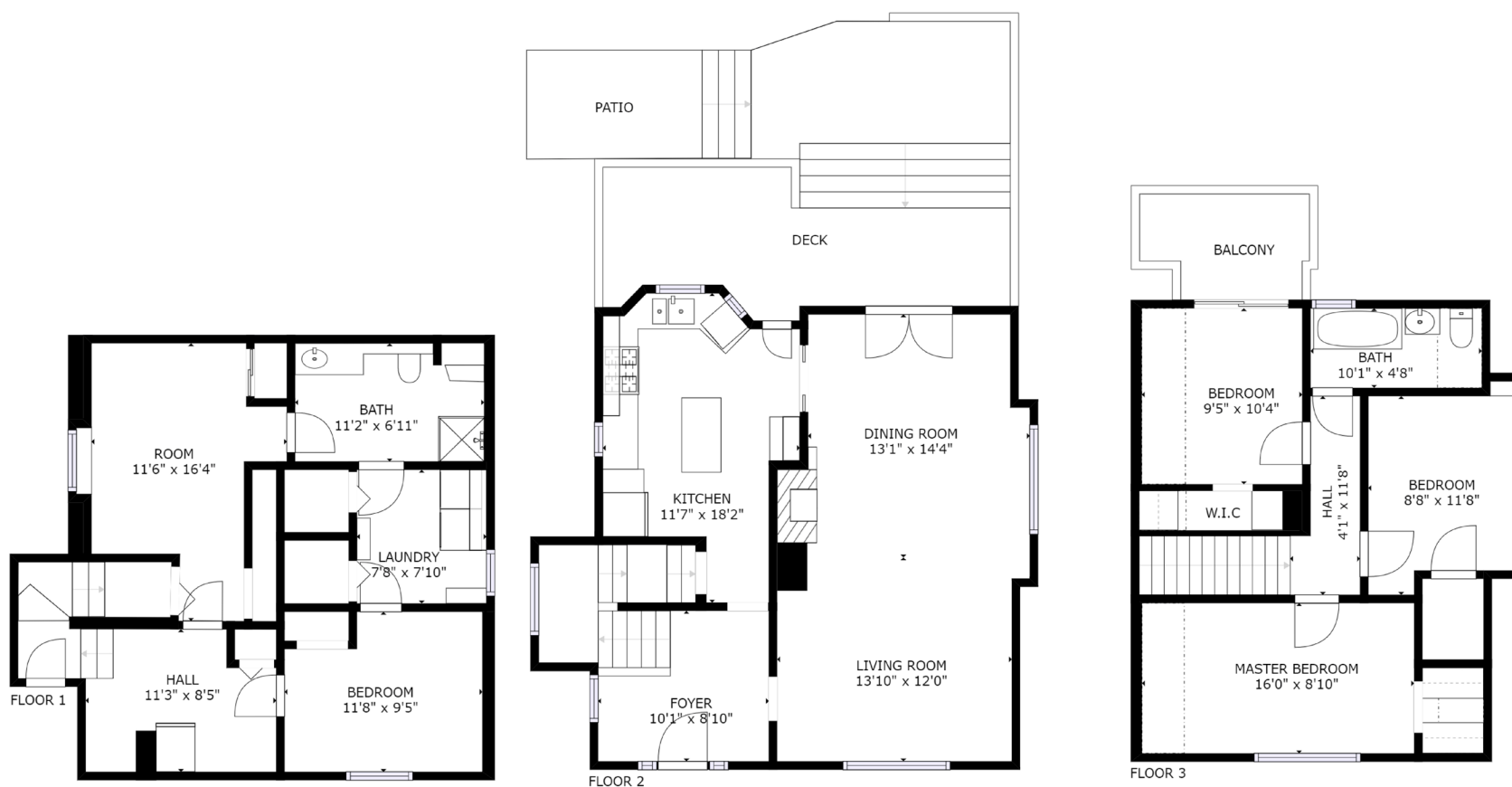




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# 344 Alberta St

## New Westminster, BC



**Sutton WestCoast Realty™**  
 You've found a home

The floor plan is an approximation of existing structures & features for marketing purposes only with the permission of the seller. This was not drawn by a professional architect and cannot be a substitute for architectural drawings. All measurements using their own sources prior to purchase. Not for use with appraisal / assessment.

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