



Presented by:  
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 Re/Max Central  
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Edmonds BE, Burnaby East **MLS # V614713** Residential Attached  
**24 7520 18TH ST** **Active**



List Price: **\$298,000**

Previous Price: Original Price: **\$298,000**

Subdiv/Complex: **WESTMOUNT PARK**  
 View:  
 Postal Code: **V3N 4X7**

Frontage:  
 Depth/Size:  
 Lot SqFt: **0**  
 Exposure: **E**

Type: **Townhouse**  
 Approx Yr Bilt: **1992**  
 Age at List Date: **14**  
 Zoning: **STRATA**  
 Taxes: **\$1,478 / 2006**  
 Gst Incl:  
 Apprvl Reqd:  
 Occupancy: **Vacant**

Bedrooms: **2**  
 Bathrooms: **2**  
 Full Baths: **2**  
 Half Baths: **0**

Meas. Type:  
 Fixtures Lsd:  
 Fixt Removed:

Style of Home: **Upper Unit**  
 Construction: **Frame - Wood**  
 Foundation: **Concrete Perimeter**  
 Exterior: **Stucco**  
 Rain Screen:  
 Type of Roof: **Asphalt**  
 Renovations: **Completely** Reno Year: **2006**  
 Flooring: **Laminate / Tile / Wall/Wall/Mixed**  
 Water Supply: **City/Municipal**  
 Heat/Fuel: **Electric / Natural Gas**  
 No. of Fireplaces: **1** R/I Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Outdoor Area: **Balcony(s); Patio(s) or Deck(s)**

Total Parking: **1**  
 Covered Parking: **1**  
 Parking Stall #:  
 Parking Access:  
 Parking Facilities: **Garage; Underground**

Dist to Public Trans:  
 Units in Development:  
 Locker:  
 Possession:  
 Title to Land: **Freehold Strata**  
 Seller's Interest: **Registered Owner**  
 Mortgage Info: **0 -**

Mngmt Co/Phone: **ARAGON / 604-732-6170**  
 Mo. Maint Charge: **\$137.00**

Property Disclosure: **/ Yes**  
 Bylaw Restrictions: **Pets Allowed, Rentals Allowed**

Maint Charge Incl: **Gardening, Garbage Pickup, Gas, Management**

Legal: **PL LMS248 LT 24 LD 37 DISTRICT LOT 53 & 95, 4430-7115.** PID: **017-624-959**  
 Amenities: **Bike Room, In Suite Laundry**  
 Features Incl:  
 Site Influences: **Central Location, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 12'						
Main F.	Dining	10' X 6'						
Main F.	Kitchen	11' X 8'						
Above	Master Bedroom	15' X 8'						
Above	Bedroom	10' X 10'						

<b>Floor Area (SqFt):</b>	Total # Rooms: <b>5</b>	<b>Bathrooms:</b>
Finished Floor Area Main: <b>555</b>	Finished Levels: <b>2</b>	1 <b>3 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up: <b>499</b>	Basement Area: <b>None</b>	2 <b>4 Piece; Ensuite: N; Level: Above</b>
Finished Floor Area Down: <b>0</b>	Bsmt Height:	3 <b>0 Piece; Ensuite: N</b>
Finished Floor Area Bsmt: <b>0</b>	Restricted Age:	4
Total Finished Floor Area: <b>1,054</b>	# Pets; Cats; Dogs:	5
Unfinished Floor Area: <b>0</b>	# or % Rentals:	6
Grand Total Floor Area: <b>1,054</b>		7
		8

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

**Completely remodelled spacious 1054sf townhouse surrounded by greenbelt in highly sought after South Slope/Edmonds area. This townhome is located in a desirable neighborhood only 4 mins walk to skytrain, within blocks to Highgate Shopping. New laminate flrs & carpeting throughout, 2 full baths. Gourmet kit features all new stainless appliances. All new light fixtures throughout & home is beautifully decorated with designer colour. In suite laundry w/ new washer & dryer. Unit is bright w/ lots of windows & skylight. Lots of strge. 20sf deck. This 14 yrs old complex is well maintained w/ new roofs & problem free w/ low maintenance of \$137/ month. Sec U/G prkg & additional U/G storage. Bonus: direct street access, pet & rental friendly!**