



Presented by:
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Edmonds BE, Burnaby East
303A 7025 STRIDE AV

MLS # V711342

Residential Attached
Active



List Price:	\$379,000		
Previous Price:	Subdiv/Complex:	SOMERSET	
Original Price:	View:	No	
Frontage:	Postal Code:	V3N 4Y2	
Depth/Size:	Type:	Apartment Unit	
Lot SqFt:	Approx Yr Blt:	1992	
Exposure:	Age at List Date:	16	
Stories in Bldg:	Zoning:	STRATA	
Flood Plain:	Taxes:	\$1,775 / 2007	
Meas. Type:	Gst Incl:		
Fixtures Lsd:	Apprvl Reqd:		
Fixt Removed:	Occupancy:	Vacant	
	Tax Incl Utils:		

Style of Home:	End Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Stall #:		Parking Stall Owned:	
Foundation:	Concrete Perimeter	Parking Access:			
Exterior:	Stucco / Vinyl	Parking Facilities:	Garage; Underground		
Rain Screen:		Dist to Public Trans:	2	Dist to School/Bus:	1
Type of Roof:	Asphalt / Tar & Gravel	Units in Development:		Total Units in Strata:	
Renovations:		Locker:	Yes	Locker #:	
Flooring:	Laminate / Tile	Possession:			
Water Supply:	City/Municipal	Title to Land:	Freehold Strata		
Heat/Fuel:	Electric / Natural Gas	Seller's Interest:	Registered Owner		
No. of Fireplaces:	1	Mortgage Info:	0 -		
Fireplace Fuel:	Gas - Natural	Property Disclosure:	/ Yes		
Outdoor Area:	Balcony(s)	Bylaw Restrictions:	No Restrictions, Pets Allowed, Rentals Allowed		
Mngmt Co/Phone:	ADC Realty / 604-521-0311				
Mo. Maint Charge:	\$236.00				

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

Legal: **PL LMS437 LT 21 DL 53&95 LD 37** PID: **017-835-259**
 Amenities: **None, Elevator, In Suite Laundry**
 Features Incl:

Site Influences: **Central Location, Private Setting, Shopping Nearby, Treed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 11'						
Main F.	Kitchen	10' X 9'						
Main F.	Dining	11' X 9'						
Main F.	Pantry	4' X 4'						
Main F.	Master Bedroom	11' X 10'						
Main F.	Bedroom	11' X 9'						
Main F.	Bedroom	11' X 9'						
Main F.	Laundry	3' X 3'						
Main F.	Entrance Hall	4' X 3'						

Floor Area (SqFt):	Total # Rooms:	9	Bathrooms:
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	Bsmt Height:		3
Finished Floor Area Bsmt:	Restricted Age:		4
Total Finished Floor Area:	# Pets: Cats: Dogs:		5
Unfinished Floor Area:	# or % Rentals:		6
Grand Total Floor Area:			7
			8

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

Rarely available! Completely remodeled & spacious 1100 sq ft home surrounded by greenbelt in highly sought after Slopes/Edmonds area. Desirable neighbourhood only 3 minute walk to skytrain, blks to Highgate shopping, elementary & secondary incl. 3bdrms, 2 full baths, 2 large balconies, gourmet kitchen with pantry & all S/S appliances, new high grade laminate floors, all new counters, tiles, granite baths, light fixtures & faucets throughout, gas F/P & is beautifully decorated with designer colours. Insuite laundry with new washer/dryer. Unit is bright with lots of windows. This 16 yr complex is solid, well maintained & problem free. Low monthly fees! Insuite storage & secured underground parking. Pet/rental friendly!