

**Behroyan & Associates Real Estate
Services Ltd.**

Phone:
Mobile: 604-716-0005
Fax: 604-281-3343
Email: naz@behroyan.ca

**1495 Clyde Avenue
West Vancouver, BC
V7T 1E9**

32478 MONTGOMERY AVENUE, Abbotsford, BC, V2T 6A3, Ca

MLS®# R2572527



Image not found or type unknown

Property Value	\$899,900
Type	House/Single Family
Style	Rancher/Bungalow w/Bsmt.
Basement	Fully Finished
Year Built	1971
Taxes	3537.42
Living Area	2,474 sq.ft.
Lot Size Area	6,666 sq.ft.
Bedrooms	5
Bathrooms	2 full

Description

Country living in the city! Rancher with Basement featuring 5 Bedrooms + 2 Bathrooms with 2,200 Sq ft of living space and an INCOME helper bsmt suite! Upstairs you have a large foyer, open living room with arched entryway, gas fireplace, vaulted ceilings, recessed lighting, maple kitchen with S/S appliances, dining space, laundry room, and also 3 good sized bedrooms with an updated bathroom. Basement features a large living room, functional kitchen, storage room, and 2 bedrooms with a full 3 piece bathroom. Metal roof, newer back windows, wood shingles on the exterior, open driveway with room for 5+ cars, and shed in the back that needs finishing to make it your own! Massive backyard with plenty of room for the kids. This property backs onto acreage on a sleepy little street South of town!





