



Presented by:  
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N. Delta, Scottsdale

**MLS# F1309890**

Residential Detached

**7406 114A ST, V4C 5L5**

**Active**



**List Price: \$529,900** Previous Price: **\$529,900**  
 Original Price: **\$529,900**

Complex/Subdiv:

Frontage: <b>43.00 ft</b>	Bedrooms: <b>4</b>	PID: <b>008-264-449</b>
Depth/Size: <b>143</b>	Bathrooms: <b>3</b>	Type: <b>House/Single Family</b>
Lot Area SqFt: <b>8,633</b>	Full Baths: <b>2</b>	Approx Yr Blt: <b>1970</b>
Rear Yard Exp: <b>E</b>	Half Baths: <b>1</b>	Age at List Date: <b>43</b>
Meas Type: <b>Feet</b>	If New GST/HST Incl: <b>RM1</b>	Taxes: <b>\$2,773 (2012)</b>
Flood Plain:	Zoning:	

View: **N**  
 Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: <b>2 Storey</b>	Total Parking: <b>4</b>	Covered Parking: <b>2</b>
Construction: <b>Frame - Wood</b>	Parking Access: <b>Front</b>	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Garage; Double</b>	
Exterior: <b>Aluminum, Brick</b>		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: <b>Asphalt</b>		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: <b>Laminate, Mixed</b>		Title to Land: <b>Freehold NonStrata</b>
Water Supply: <b>City/Municipal</b>		Seller's Interest: <b>Registered Owner</b>
Heat/Fuel: <b>Forced Air, Natural Gas</b>		Mortgage Info: <b>\$0</b>
No. of Fireplaces: <b>2</b>	R/I Fireplaces:	Property Disclosure: <b>Y</b>
Fireplace Fuel: <b>Gas - Natural, Wood</b>		Out Buildings:
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>		
Pad Rental:		
Fixtures Leas: <b>N</b>		
Fixt Removed: <b>N</b>		

Legal: **PL 37581 LT 431 LD 36 SEC 24 TWP 4**  
 Amenities: **In Suite Laundry, Pool; Outdoor, Sauna/Steam Room, Storage**  
 Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'6" X 15'			X			X
Main F.	Dining	11' X 10'			X			X
Main F.	Kitchen	16' X 11'			X			X
Main F.	Master Bedroom	13' X 11'			X			X
Main F.	Bedroom	11' X 9'			X			X
Main F.	Bedroom	10' X 9'8"			X			X
Below	Bedroom	11' X 11'			X			X
Below	Living Room	12' X 9'			X			X
Below	Kitchen	8' X 6'			X			
Below	Laundry	10' X 8'			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms:</b>
Main Floor Area SqFt: <b>1,273</b>	Total # Rooms: <b>10</b>	1 <b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Up SqFt: <b>0</b>	# Kitchens: <b>2</b>	2 <b>2 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Down: <b>730</b>	Finished Levels: <b>2</b>	3 <b>3 Piece; Ensuite: N; Level: Below</b>
Finished Floor Bsmt SqFt: <b>0</b>	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: <b>2,003</b>	Basement Area: <b>Fully Finished, Separate Entry</b>	5
		6
Unfinished Floor: <b>0</b>	Suite:	7
Grand Total Floor Area: <b>2,003</b>		8

Listing Broker(s): **One Percent Realty Ltd.**

**Updated and Renovated North Delta home with in ground swimming pool on large cul-de-sac lot, 3 bedrooms on main level with one bedroom suite down. Upgrades include - newer kitchen, pot lighting in living room, laminate flooring on main level, new pool liner and new concrete pool surround. Well kept family home in convenient and quiet North Delta location.**