



Presented by:
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Sold R2805090 Board: V Apartment/Condo		614 7169 14TH AVENUE Burnaby East Edmonds BE V3N 0H6		Residential Attached \$769,900 (LP) \$772,000 (SP)	
		Sold Date: 8/12/2023 If new, GST/HST inc?: Meas. Type: Feet Bedrooms: 2 Frontage(feet): Bathrooms: 2 Frontage(metres): Full Baths: 2 Depth / Size (ft.): Half Baths: 0 Sq. Footage: 0.00 Flood Plain: No P.I.D.: 031-562-507 View: : Complex / Subdiv: CEDAR CREEK First Nation Reserv... Services Connctd: Electricity, Sanitary Sewer, Water Sewer Type: City/Municipal Water Supply: City/Municipal			
Style of Home: 1 Storey Construction: Frame - Wood Exterior: Mixed Foundation: Concrete Slab Renovations: # of Fireplaces: 0 R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: Baseboard, Electric Outdoor Area: Balcony(s) Type of Roof: Torch-On		Total Parking: 1 Covered Parking: 1 Parking Access: Lane Parking: Garage; Underground Dist. to Public Transit: Title to Land: Freehold Strata Dist. to School Bus: Property Disc.: Yes Fixtures Leased: No Fixtures Rmvd: No Floor Finish: Mixed			
Legal: STRATA LOT 228, PLAN EPS7638, DISTRICT LOT 53, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PHASE 2, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V					
Amenities: Elevator, Guest Suite, In Suite Laundry, Storage Site Influences: Features: CltHwsh/Dryr/Frdg/Stve/DW					
Finished Floor (Main): 815 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 815 sq. ft. Unfinished Floor: 0 Grand Total: 815 sq. ft.		Units in Development: Exposure: Mgmt. Co's Name: RANCHO Maint Fee: \$352.50 Maint Fee Includes: Management		Tot Units in Strata: Storeys in Building: Mgmt. Co's #: Council/Park Apprv?: Locker: Yes	
Suite: None Basement: None Crawl/Bsmt. Ht: # of Kitchens: 1		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns Restricted Age: # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details: # of Pets: Cats: Dogs:			
Floor Type Dimensions Main Living Room 14'0 x 10'5 Main Dining Room 11'4 x 8'8 Main Kitchen 11'4 x 9'1 Main Primary Bedroom 11'0 x 9'8 Main Bedroom 10'7 x 9'3 x x x		Floor Type Dimensions x x x x x x x		Bath Floor # of Pieces Ensuite? 1 Main 3 Yes 2 Main 4 No 3 4 5 6 7 8	
Listing Broker(s): Royal LePage Westside					
Welcome to Cedar Creek. This large and beautiful 2 bed 2 full bath private top floor suite has a spacious 815sqft functional open concept layout. Featuring quality-finished countertops with wooden accents accompanied by quiet-close drawers, built-in stainless-steel appliances. spacious patio, floor to ceiling windows, and a high 9 ft ceiling, this is a property that anyone would call a phenomenal investment! A Southwest facing quiet location with a walking distance to the Skytrain, Edmonds Community Centre, and building amenities that includes a sophisticated gym. This unit also includes 1 underground EV-friendly parking, guest parking, secured bike storage, and 1 large storage locker.					