



**Helen Grant**  
Phone: 604.988.8000  
Mobile: 604.802.4528  
Fax:  
Email: helen@helengrant.com

**RE/MAX Crest Realty**  
101 2609 Westview Drive  
North Vancouver, BC  
V7N 4M2

401 624 Agnes Street, New Westminister, BC, V3M 1G8, Canada

MLS®# R2331563



<b>Property Value</b>	\$259,000
<b>Type</b>	Condo
<b>Style</b>	End Unit, Penthouse
<b>Year Built</b>	1995
<b>Taxes</b>	\$941.74 (2018)
<b>Living Area</b>	400 sq.ft.
<b>Bedrooms</b>	Studio
<b>Bathroom</b>	1 full
<b>Maintenance Fee</b>	\$138.15/mo

## Description

Wow! TOP floor - end unit STUDIO in the heart of New Westminister. This layout features a 400 sq ft home designed to create a separate bedroom and spacious living area.

You'll appreciate the PRICE, In-suite laundry and a cozy gas fireplace included in your maintenance fee and plenty warm to heat your whole home. This property is tenanted so please allow a minimum of 24 hours to show. This complex has a Walk Score of 97 out of 100.

This location is a Walker's Paradise so daily errands do not require a car. It is a 6 minute walk from the Expo Line at the Columbia Station Platform 1 stop. Nearby parks include Simcoe Park, Tipperary Park and Sullivan Park.