

**31807 Carlsrue Avenue**  
Abbotsford, BC V2R 0X9

**CENTURY 21**  
Creekside Realty Ltd.

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**MLS# R2710733**



**\$1,125,000**

**4 Bedrooms | 2 Bathrooms | 2,035 Sqft**

Opportunity awaits! This property provides options for both investors & those looking for a principal residence. Rent it out & collect a generous income, utilize the large 8400 sqft lot and build your dream home, or simply move in & take advantage of the quiet street, central location & close proximity to Fish Trap Creek / the Discovery Trail. There has been lots of updated over the years. A new kitchen w/ gas stove, flooring, trim & furnace done in 2010. Other updates include a long lasting TPO roof & huge cedar deck, ideal for summer BBQ's & entertaining. This home also boasts an open floor plan upstairs and bright basement. Both with gas fireplaces. It's also close to all amenities & has easy access to Hwy 1 via Clearbrook Rd.



**Nick Van**

Phone: (604) 308-1985

Century 21 Creekside Realty

Office: (604) 846-7355

For full listing details, please scan:

