

Features & Upgrades of this Property:

4804 11A Avenue



Main Floor

- Warm and inviting living room with ash hardwood flooring throughout
- Attached dining room opens to the fully renovated kitchen
- Three bedrooms, all with ash hardwood floors and custom closet organizers
- Primary suite includes a fully renovated 3-piece ensuite
- Renovated 4-piece main bathroom with:
 - tile flooring
 - jetted air tub
 - full tile surround
- Good-sized linen closet
- Back entry area is fully tiled

Kitchen

- Ceramic tile flooring
- Hickory cabinets
- Cupboards extend to ceiling with crown moldings
- Built-in pantry with sliding trays
- Pot drawer cupboards, Lazy Susan, and tile backsplash
- Hot water dispenser at sink and under-cabinet lighting
- Sit-up eating bar for 3 with matching high bar stools (five stools that match cabinets)
- Ample storage throughout

Basement

- Fresh paint, new doors and hardware, baseboards, and casing
- Fully finished with newer vinyl plank flooring throughout
- Spacious laundry room with large laundry sink — washer and dryer one year old
- Workshop area (could be converted to an additional bedroom)
- Beautiful family room with built-in shelving and gas fireplace with tile surround
- Bar area with granite countertops, seats five
- Recreation area and storage room behind the bar
- One bedroom with walk-in closet
- Renovated 3-piece bathroom with:
 - Tile floors and full tile shower surround to ceiling
 - Large linen closet

Garage

- New screen door (2024)
- 23' x 25' (approx.)
- Insulated and heated

Mechanical & Additional Features

- Newer furnace, hot water tank, and A/C unit (2012)
- Windows (2025), Econoline with transferable warranty
- Backdoor replaced in 2025
- Eavestroughs replaced in 2023
- Central vac and attachments
- Keyless entry on garage and house
- Alarm system (Telus)
- Beautifully landscaped front and back yards
- Two storage sheds (not on RPR)