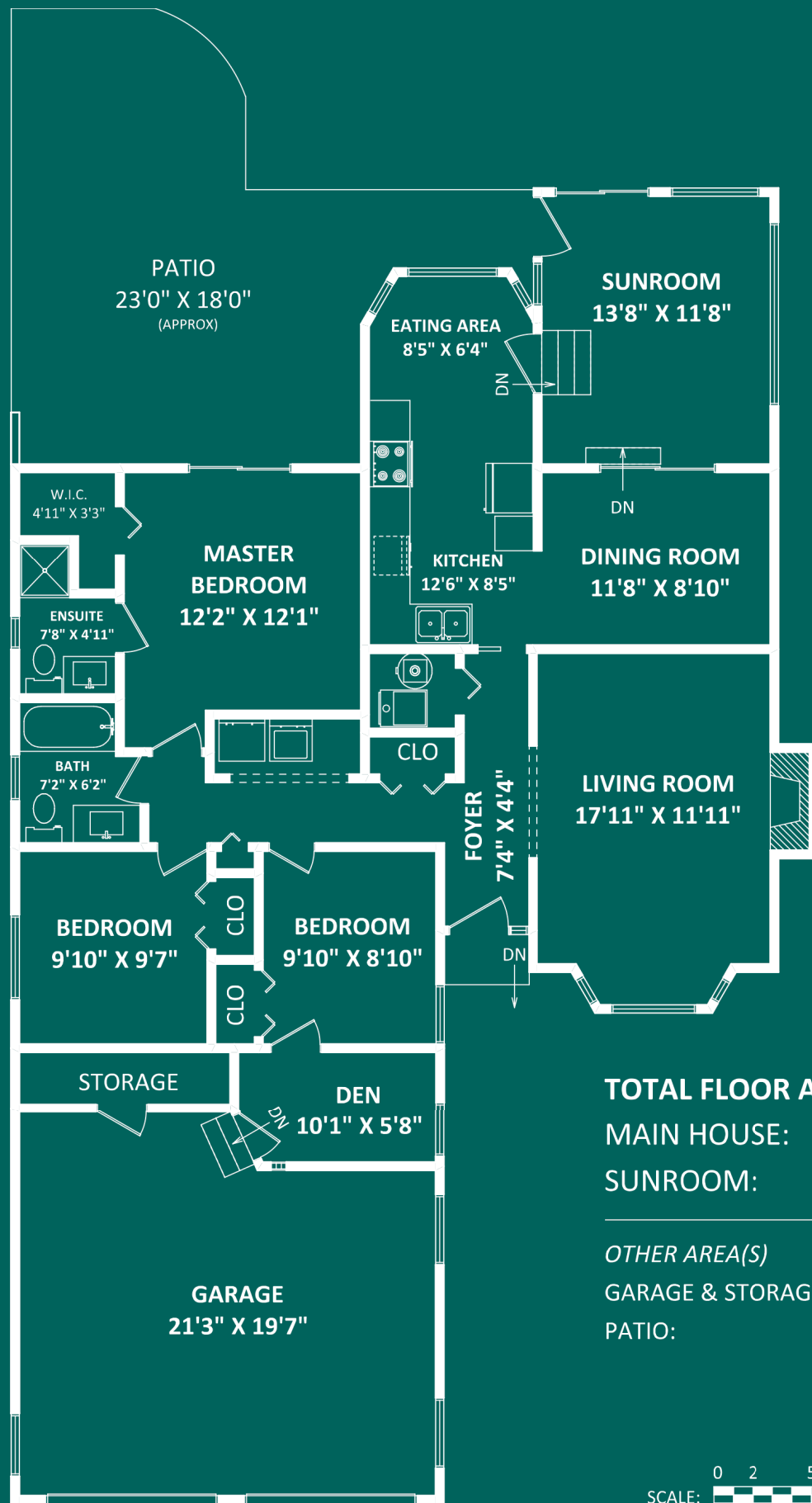


Welcome To  
**20132 Bruce Avenue, Maple Ridge**  
 Great Family Location!



**TOTAL FLOOR AREA: 1437 SQ.FT.**  
 MAIN HOUSE: 1264 SQ.FT.  
 SUNROOM: 173 SQ.FT.

*OTHER AREA(S)*  
 GARAGE & STORAGE: 446 SQ.FT.  
 PATIO: 390 SQ.FT.\*



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*True Local Realtors*



**Dan Bennett**  
 ASSOCIATE BROKER  
**604.250.5227**

**Sue Bennett**  
 REPRESENTATIVE  
**604.250.4424**

This version of the floorplan is for marketing purposes only.  
 Please contact Dan or Sue for specifications.

This publication is not intended to cause or induce breach of an existing agency agreement.





## 20132 Bruce Avenue, Maple Ridge

Great location with close access to Golden Ears bridge, schools, parks and shopping. Private South facing backyard with large stamped concrete patio. Bthrm renos 2018, new GDOP and Garage doors 2020, Gutters-leaf guard 2017, appliances 2014-2017, furnace 2013, H Water 2010, roof 2004 (30 year warranty). Just waiting for a little TLC to suit the new owners! Quiet street, ideal for young family or the empty nester, wanting living on one level.



Lot	5,997 Ft. <sup>2</sup>
Frontage	49.50 Ft
Type	Detached
Year Built	1985
Style	Rancher/Bungalow
Bedrooms	3
Bathrooms	2
Size	1,437 Ft. <sup>2</sup>
Taxes	\$5,489.00