

# 35472 Sandy Hill Road, Abbotsford

\$1,299,999



Popular Sandy hill area of East Abbotsford! Well maintained spacious almost 3000sq.ft. rancher with full walkout basement that has 4 bedrooms plus den and 4 bathrooms. The main floor boasts master bedroom with walk-in closet & en-suite, 2 more large bedrooms, living room/dining room/kitchen all with access to a large deck for summer bbqs. The basement has a den/flex room and bath for upstairs use as well as 1 Bedroom legal suite with separate entry and its own laundry and gas fireplace. This home is perfect for 2 families looking to co-exist in one home in separate spaces or someone looking for a mortgage helper. Double garage and oversized driveway for extra parking. Close to all levels of schools, parks & public transit. Book your showing today!

## KEY INFORMATION

MLS® R2679283

Residential Detached

Abbotsford East

4 Bedrooms

4 Bathrooms

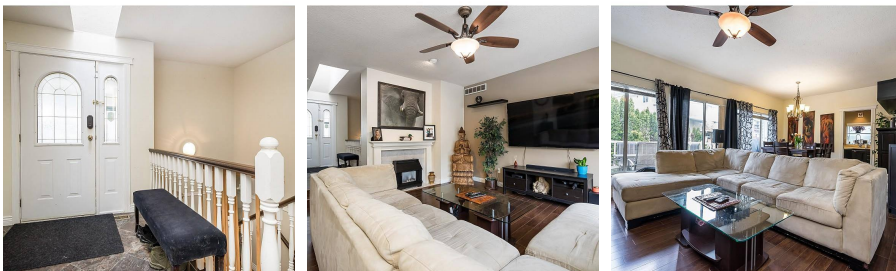
2,980 SF

5,800 SF Lot

## FEATURES

Year Built: 1990

Listed By: Homelife Advantage Realty (Central Valley) Ltd.



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