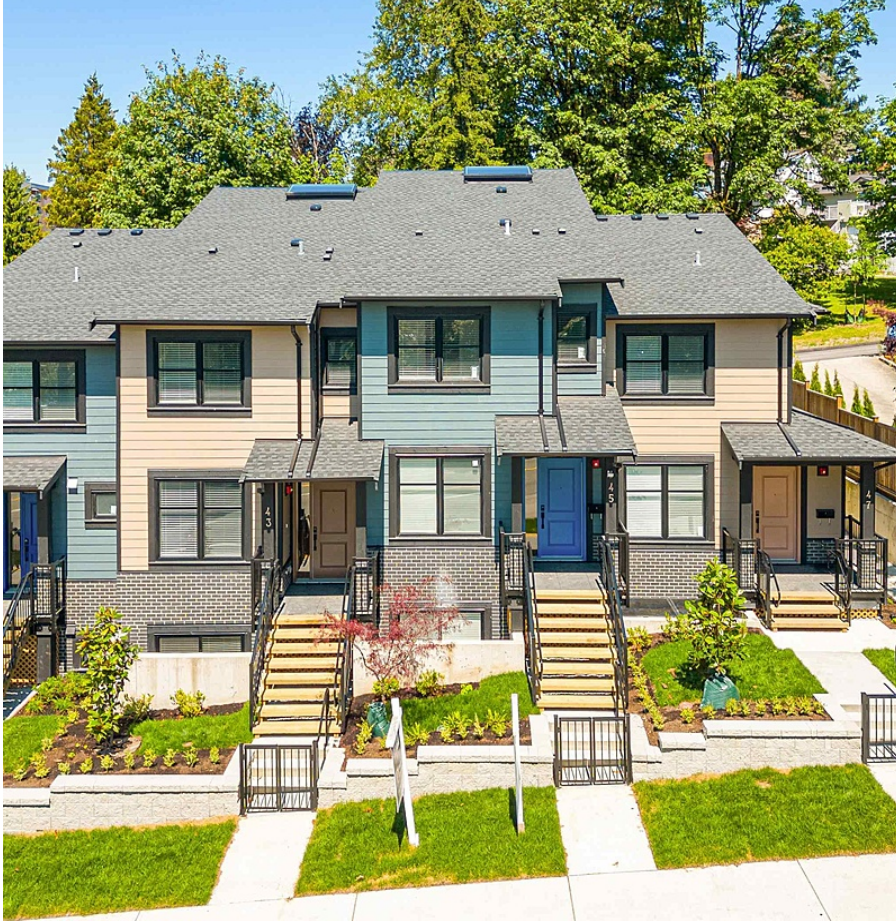


# 45 E 8th Avenue, New Westminster

\$1,488,000



**PRIME LOCATION ALERT!** Welcome to this beautiful **BRAND NEW 3 Bed+2 Den Rowhouse** with **NO STRATA FEE** in New Westminster offers ultimate freedom & convenience. Includes **EV parking**. Bright open-concept living area, ideal for entertaining. The master suite has a huge balcony, closet space & a spa-like ensuite bathroom. The 2 additional bedrooms provide plenty of space for a growing family or guests. Relax or host on the private rooftop with park views, the perfect spot for relaxing or hosting summer BBQs. The basement suite features a 4th bedroom & a den. This property offers endless possibilities. Across from the JIBC, the new Aquatic & Community Centre, Queens Park, Royal Square Mall, Royal City Curling Club, schools & public transportation. — **OPEN HOUSE: January 18 (Saturday) 3:30-5:00 PM**

## KEY INFORMATION

MLS® R2942224

Residential Attached

The Heights

3 Bedrooms

4 Bathrooms

1,858 SF

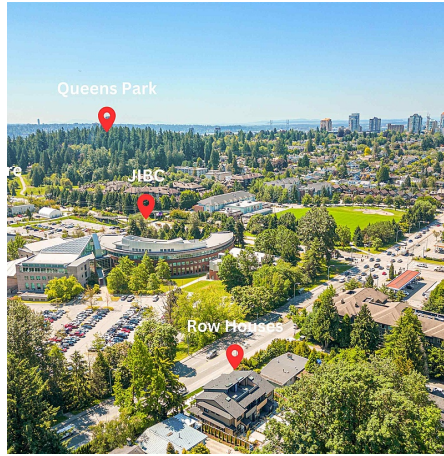
1,466 SF Lot

## FEATURES

Year Built: 2024

Views: Beautiful Park

Listed By: Royal LePage Sussex



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