

**34645 3rd Avenue**  
Abbotsford, V2S 8B9

**RE/MAX**  
LIFESTYLES REALTY

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**MLS# R3044243**



**\$1,490,000**

**5 Bedrooms | 3 Bathrooms | 2,543 Sqft**

Discover this stylish 2016-built home in Abbotsford's desirable Sumas Border area! Featuring 4 bedrooms and 2 bathrooms, this well-maintained residence offers modern comforts including air conditioning, durable laminate flooring, and a stylish kitchen with quartz countertops. The basement has an additional bedroom with a separate entrance which adds flexibility for extended family. Enjoy the convenience of a double garage plus a detached double garage with a beautifully finished 1-bedroom carriage house above perfect for guests or a home office. Ideally located near schools, shopping, and highway access. A rare opportunity with multiple living options!



**RE/MAX LifeStyles Maple Ridge**

Phone: (604) 466-2838

RE/MAX LifeStyles Realty

Office: (604) 466-2838

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