



Residential Client Full w/photos

2439 78th Avenue, Grand Forks, V0H 1H2

MLS® #: **2403556**
Zone: **Grand Forks**

Status: **Active**
Sub Area: **Grand Forks**

PID: **007-921-543**

Price: **\$79,000**
ADOM: **8**



General Information

Prop Type: **Lots and Acreages**
Type Dwell: **Lot**
Style/Story:

Year Built:
Yr Blt Dsc:
Shop/Den: **-/No**

Layout

Beds:
Full Baths:
Half Baths:
En Suite:
Ttl Baths:

Finished Floor Area

Main:
Above Main:
Below Main:
Basement:
Total: **0**

Lot Information

Frontage: **100**
Depth: **120**
Irregular:
Acres: **0.277**
Wtr Frnt:
Wtr Infl:
View: **View**

Parking

Prk Cov:
Prk Uncov:
Prk Spcs:
Grg Opt:
Grg Dsc:

RV Park:
Add Prk:
Carpport:

Features

Rentals:
Fireplace:
Construct:
Foundation:
Exterior Fin:
Water: **Municipal**
Fencing:
Pool Type:

B&B: **No**
Bsmt:
Roof:
Suites Dsc:
Heat/Cool:
Fuel:
Outside Area:
Sewage: **Sewer**

Pets:

Finance/Tax

Native Res: **No**
Title Held: **Freehold**
Trades:
Legal Dsc: **Plan KAP20073 Lot 2 District Lot 520 SDYD**

Taxes: **\$791.00**
Court Sale: **No**
Tax Yr: **2014**

Lots And Acreages

Roads: **Paved**
Access: **Public Road**
Pros Discl: **Other (See Remarks)**

Parcels:
Titles:
Ar Cleared:
Ar Cultivat:
Ar Treed:

Ar Cover:
Tree Rmv:
Restrict:

Utilities

Cable TV: **At Lot Line Available**
Gas: **At Lot Line Available**
Power: **At Lot Line Available**
Sewer:

Phone: **At Lot Line Available**
Water: **At Lot Line Available**
Hookup:

Remarks

Dtl Loc: **Take Donaldson Drive to 78th Ave, last lot on the left.**
Pub Rmks: **A rare find! Quiet city lot, with plenty of room to build, and views all around. No building scheme restrictions here!**

Information Deemed Reliable But Cannot Be Guaranteed

