

**Behroyan & Associates Real Estate
Services Ltd.**

Phone:
Mobile: 604-716-0005
Fax: 604-281-3343
Email: naz@behroyan.ca

**1495 Clyde Avenue
West Vancouver, BC
V7T 1E9**

4735 Cedarcrest Avenue, North Vancouver, BC, V7R 3R4, Canada

MLS®# R2697211



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Property Value	\$1,998,000
Type	House
Basement	Fully Finished
Parking	Carport; multiple
Year Built	1956
Taxes	\$7,095.55
Living Area	3,002 sq.ft.
Lot Frontage	60 ft
Lot Depth	147 ft
Lot Size Area	8,020 sq.ft.
Bedrooms	5
Bathrooms	3 full

Description

This amazing 2 level home with over 3,000sqft is situated in heart of Canyon Heights and is within walking distance from both Handsworth Secondary and Canyon Heights Elementary School. Main floor features 3 bedrooms, 2 bathrooms, a very large balcony, living and dining room. The walk out basement features a separate entrance with 2 bedrooms, 1 bathroom and a beautiful kitchen opening to the expansive backyard (perfect for mortgage helper). Some upgrades have been done to the house: newer windows, roof and hardwood flooring. The location/ neighbourhood and space makes this hands down one of the best deals in the market today! Easy to show!



