

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

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

**4408 Lions Avenue, Forest Hills, North Vancouver, BC, V7R 3S6, Canada**

**MLS®# R2508119**



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<b>Property Value</b>	\$2,098,000
<b>Type</b>	House
<b>Parking</b>	3 cars
<b>Year Built</b>	1955
<b>Taxes</b>	\$7233.78 (2019)
<b>Living Area</b>	2,085 sq.ft.
<b>Lot Frontage</b>	75 ft
<b>Lot Depth</b>	110 ft
<b>Lot Size Area</b>	8,250 sq.ft.
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2 full
<b>School District</b>	North Vancouver

### Description

Fantastic Sought after location!! Over 8,000 sqf of flat lot. A short walk to Canyon Heights elementary and Handsworth Secondary. Make your dream home or live in a solid four bedroom side split house. This property offer a very large frontage of 75 ft with private back yard and large front yard. This well maintained split level features a lovely L-shaped living room/dining room, a sunny sunroom, and a nice kitchen that opens to back yard. Truly a fantastic family home in a great neighbourhood.



