

Behroyan & Associates Real Estate
Services Ltd.

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1495 Clyde Avenue

West Vancouver, BC

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2375 E 4th Avenue, Vancouver East , BC, V5N 1L2, Canada

MLS®# R2464423



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Property Value	\$1,508,000
Type	House
Basement	Fully Finished
Parking	1 car
Year Built	1946
Taxes	5,463.90
Living Area	1,843 sq.ft.
Lot Frontage	33 ft
Lot Depth	122 ft
Lot Size Area	4,026 sq.ft.
Bedrooms	5
Bathrooms	2 full

Description

Beautifully kept 5 bedroom, 2 bathroom home in the desirable Grandview area! This 1,843sqft home lives on 4,026sqft of land with updates throughout, including: 12 year old roof, floors, updates to the bathroom and backyard, serviced furnace, and brand new hot water tank. Enjoy a spacious backyard with lush greenery and lots of sunlight! Double car garage with back lane access. Bright one bedroom rental suite with a separate entrance. Walking distance to schools, transit and close to Sunrise Park, Trout Lake, PNE and shopping amenities in the area. Zoned for a duplex, no character merit. No oil tank. Great to buy and hold or build!



