

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

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

**4040 RUBY AVENUE, North Vancouver, BC, V7R 4B2, Ca**

**MLS®# R2521683**



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|-----------------------|---------------------|
| <b>Property Value</b> | \$1,699,000         |
| <b>Type</b>           | House/Single Family |
| <b>Style</b>          | 2 Storey            |
| <b>Year Built</b>     | 1966                |
| <b>Taxes</b>          | 7619.85             |
| <b>Living Area</b>    | 2,385 sq.ft.        |
| <b>Lot Depth</b>      | 130 ft              |
| <b>Lot Size Area</b>  | 8,450 sq.ft.        |
| <b>Bedrooms</b>       | 4                   |
| <b>Bathrooms</b>      | 2 full & 1 half     |

### Description

Original owner, solid family home on the market for the first time ever! If you were ever looking for your blank canvas on an amazing street in an exceptional neighbourhood this is it. The main floor features the living area, with good sized living, dining and family rooms with beautiful oak floors and bright kitchen. All four bedrooms are on the upper level including a master bedroom which features a full size ensuite and walk-in-closet. The home sits on a mostly flat lot with a patio and lawn space in the back yard. There is space for everyone plus the dog here! Walking distance to Cleveland Elementary, Handsworth Secondary, and Edgemont Village. Come by with your renovation hat on!





