

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

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

**753 BLYTHWOOD DRIVE, North Vancouver, BC, V7N 2W8, Ca**

**MLS®# R2658070**



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Property Value	\$2,388,000
Type	House/Single Family
Style	Rancher/Bungalow w/Bsmt.
Basement	Fully Finished
Year Built	1954
Taxes	7375.56
Living Area	2,536 sq.ft.
Lot Depth	117 ft
Lot Size Area	8,625 sq.ft.
Bedrooms	5
Bathrooms	2 full

### Description

Truly spectacular! PRIME location! Sought after Blythwood south-facing 8,625 sqft lot! This quiet & private lot offers opportunity to live, rent, renovate. Has been METICULOUSLY maintained. Both floors offer kitchen & living room, bright & sizeable bedrooms with natural light-conveys peaceful ambience, gorgeous patio & LUSH, lovingly looked-after garden. Conveniently close to all levels of schools, minutes to Edgemont Village and steps away from NEW William Griffin Rec Center, trails, Westview Shopping Mall & easy access to #1 HWY. Showing: Every Friday Open House 12:45pm ~ 1:30pm



