

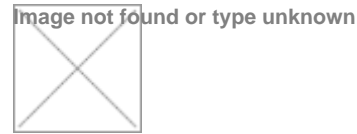
**Behroyan & Associates Real Estate
Services Ltd.**

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

1972 Garden Avenue, North Vancouver, BC, V7P 3A8, Canada

MLS®# R2810014



Property Value	\$1,469,000
Type	House/Single Family
Basement	Crawl
Parking	4 Cars, 1 Covered
Year Built	1973
Taxes	5093.56
Living Area	1,232 sq.ft.
Lot Frontage	10 ft
Lot Depth	33 ft
Lot Size Area	4,026 sq.ft.
Bedrooms	3
Bathrooms	2 full

Description

Discover the ideal family starter home in the heart of North Shore, boasting a charming backyard and a central location. This lovingly renovated 3-bedroom rancher is a true gem, situated in the sought-after Capilano Elementary IB School Catchment area. The house features new double-pane windows throughout, ensuring energy efficiency and a quieter living space, while fresh flooring and baseboards provide a modern and clean look. The upgraded hot water tank, whole house water filtration system, and security camera system offer added convenience and peace of mind. With vaulted ceilings and strategically placed skylights, the home is filled with natural light, creating an inviting and spacious atmosphere. Access your detached garage and ample parking space via a private lane. Centrally located, you can easily walk to parks, trails, and schools, with Park Royal (5 minutes), downtown (10 minutes), and Lonsdale (5 minutes) just a short drive away. Don't miss the opportunity to make this beautifully updated home your own, where you can create lasting family memories.



