

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

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

1976 GARDEN AVENUE, North Vancouver, BC, V7P 3A8, Canada

MLS®# R2813990



Property Value	\$1,490,000
Type	House/Single Family
Basement	Crawl
Parking	3 cars
Year Built	1973
Taxes	5552.06
Living Area	1,240 sq.ft.
Lot Frontage	33 ft
Lot Depth	122 ft
Lot Size Area	4,004 sq.ft.
Bedrooms	3
Bathrooms	1 full & 1 half

Description

Step into this inviting 3 bedroom, 2 bathroom ranch-style home nestled on a spacious 4,004 square foot lot. Meticulously renovated in 2012, this residence showcases meticulous attention to detail that bathes the entire home in natural light, creating an inviting and open living space. Throughout its generous 1,240 square feet, you'll discover stunning and luxurious hardwood floors that infuse each room with a warm and welcoming ambiance.

Relish in the 2 spacious bedrooms and 2 beautifully appointed bathrooms, including the expansive primary bathroom complete with a luxurious soaker tub and a convenient stand-up shower for your relaxation and convenience. Your peace of mind and tranquility are assured by the privacy of a serene lane that minimizes traffic and enhances security.

Furthermore, you'll appreciate the addition of a separate home office, thoughtfully constructed in 2020. This workspace boasts 12 foot ceilings and extra storage, making it the perfect environment for those who embrace the modern work from home lifestyle while enjoying all the comforts of a traditional office setting.





