

Behroyan & Associates Real Estate
Services Ltd.

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1495 Clyde Avenue
West Vancouver, BC
V7T 1E9

1039 PROSPECT AVENUE, North Vancouver, BC, V7R 2M6, Canada

MLS®# R2833334



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Property Value	\$1,999,800
Type	House/Single Family
Basement	Full, Fully Finished
Parking	Garage; Double
Year Built	1964
Taxes	\$7,211.92
Living Area	2,609 sq.ft.
Lot Frontage	66 ft
Lot Depth	130 ft
Lot Size Area	8,580.00
Bedrooms	4
Bathrooms	3 full & 1 half

Description

Rare opportunity to acquire a 4-bedroom, 3-bathroom family home with an in-ground pool in the stunning Canyon Heights area. Enjoy excellent sun exposure on this elevated 8,580 square foot lot. The home, in its original condition, hides oak flooring under the carpets upstairs. Notable updates include the primary bedroom and ensuite, garage, pool, and retaining wall, all completed in 1984 with permits. Take in stunning views of Grouse Mountain from the living room. Situated in Canyon Heights, the property is within walking distance to Handsworth Secondary School and Montroyal Elementary, and just minutes away from the Capilano Park Trail System, Cleveland Dam, Grouse Mountain, and Edgemont



