

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

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1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9

971 E 15TH AVENUE, Vancouver East, BC, V5T 2S2, Canada

MLS®# R2856183



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Property Value	\$1,749,000
Type	1/2 Duplex
Parking	Single Car Garage
Year Built	2007
Taxes	6,003.35
Living Area	1,430 sq.ft.
Bedrooms	4
Bathrooms	3 full & 1 half

### Description

Located in a quiet neighbourhood and in one of the most desired parts of Mount Pleasant. You are walking distance to nearby parks, retail locations along Kingsway and Charles Dickens Elementary School. This stunning front duplex welcomes you with a beautiful patio in a fully enclosed private space. Perfect for entertaining guests or simply enjoying the south facing exposure. Walking into the property, you are welcomed with radiant heating, 9ft ceilings with crown mouldings, gas fireplace and a nice open floor plan. There are 3 bedrooms upstairs and a potential bachelor suite downstairs with a separate entrance. This home was updated with a large renovation in 2017, receipts are available at request. Potential for an additional 200 sq-ft space to be added upstairs, plans available upon request.



