

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

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

4408 Lions Avenue, Forest Hills, North Vancouver, BC, V7R 3S6, Canada

MLS®# R2508119



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Property Value	\$2,098,000
Type	House
Parking	3 cars
Year Built	1955
Taxes	\$7233.78 (2019)
Living Area	2,085 sq.ft.
Lot Frontage	75 ft
Lot Depth	110 ft
Lot Size Area	8,250 sq.ft.
Bedrooms	4
Bathrooms	2 full
School District	North Vancouver

Description

Fantastic Sought after location!! Over 8,000 sqf of flat lot. A short walk to Canyon Heights elementary and Handsworth Secondary. Make your dream home or live in a solid four bedroom side split house. This property offer a very large frontage of 75 ft with private back yard and large front yard. This well maintained split level features a lovely L-shaped living room/dining room, a sunny sunroom, and a nice kitchen that opens to back yard. Truly a fantastic family home in a great neighbourhood.



