

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

**Phone:**  
**Mobile:** 604-716-0005  
**Fax:** 604-281-3343  
**Email:** naz@behroyan.ca

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

**2375 E 4th Avenue, Vancouver East , BC, V5N 1L2, Canada**

**MLS®# R2464423**



Image not found or type unknown

<b>Property Value</b>	\$1,508,000
<b>Type</b>	House
<b>Basement</b>	Fully Finished
<b>Parking</b>	1 car
<b>Year Built</b>	1946
<b>Taxes</b>	5,463.90
<b>Living Area</b>	1,843 sq.ft.
<b>Lot Frontage</b>	33 ft
<b>Lot Depth</b>	122 ft
<b>Lot Size Area</b>	4,026 sq.ft.
<b>Bedrooms</b>	5
<b>Bathrooms</b>	2 full

### Description

Beautifully kept 5 bedroom, 2 bathroom home in the desirable Grandview area! This 1,843sqft home lives on 4,026sqft of land with updates throughout, including: 12 year old roof, floors, updates to the bathroom and backyard, serviced furnace, and brand new hot water tank. Enjoy a spacious backyard with lush greenery and lots of sunlight! Double car garage with back lane access. Bright one bedroom rental suite with a separate entrance. Walking distance to schools, transit and close to Sunrise Park, Trout Lake, PNE and shopping amenities in the area. Zoned for a duplex, no character merit. No oil tank. Great to buy and hold or build!



