

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

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1495 Clyde Avenue
West Vancouver, BC
V7T 1E9

3520 Sunset Boulevard, North Vancouver, BC, V7R 3X9, Canada

MLS®# R2533443



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|-----------------------|-------------------|
| Property Value | \$2,098,000 |
| Type | House |
| Parking | Carport; multiple |
| Year Built | 1953 |
| Taxes | 6,687.91 |
| Living Area | 1,620 sq.ft. |
| Lot Frontage | 68 ft |
| Lot Depth | 254 ft |
| Lot Size Area | 138,000 sq.ft. |
| Bedrooms | 3 |
| Bathrooms | 1 full & 1 half |

Description

This renovated 3 bedroom, 2 bathroom 1,620sqft home sits on a 13,800sqft flat lot. Great school catchment as it is only minutes away from Handsworth Secondary School and Cleveland French Immersion. This property is also within a walking distance to Capilano Park, trails, and transit and the amazing Edgemont Village.