

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

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

955 Melbourne Avenue, North Vancouver, BC, V7R 1P1, Canada

MLS®# R2538203



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Property Value	\$3,349,000
Type	House
Basement	Full
Parking	2 Car Garage
Year Built	2018
Taxes	\$10,654.97
Living Area	4,837 sq.ft.
Lot Frontage	74 ft
Lot Depth	115 ft
Lot Size Area	7,432 sq.ft.
Bedrooms	6
Bathrooms	6 full

Description

Welcome to 955 Melbourne Ave! Situated in the heart of Edgemont, walking distance to the Edgemont Village and Highland Elementary School. This beautiful home boasts over 4,800sqft of living space with 6 bedrooms, 6 bathrooms and is made to the highest standard of quality that includes a backup generator while sitting on over 7,400sqft of lot space. Gorgeous foyer entrance with a fantastic open floor plan concept leads to the kitchen equipped with a one of kind soft granite countertop and top of the line Italian appliances as well as a wok kitchen. Office, laundry room and a spacious south facing balcony completes includes an entertainment bar area, recreation room, media room and a 2 bedroom suite suitable for rental opportunity.



