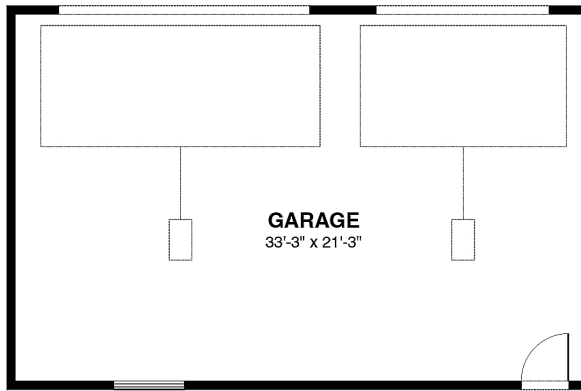




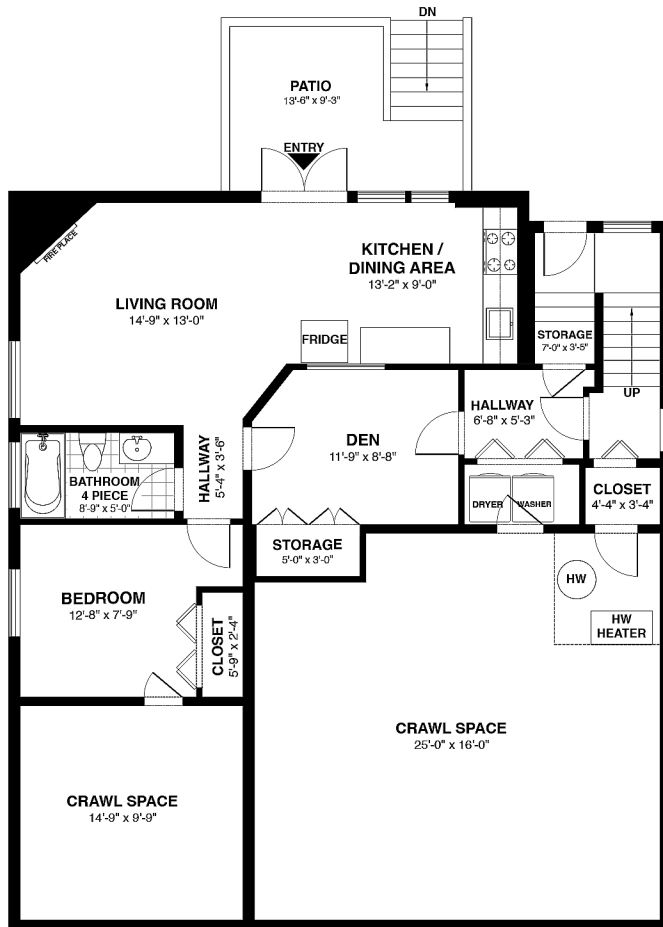
# CLAIR ROCKEL

PERSONAL REAL ESTATE CORPORATION  
MACDONALD REALTY  
778-899-0999  
ROCKELGROUP@MACREALTY.COM  
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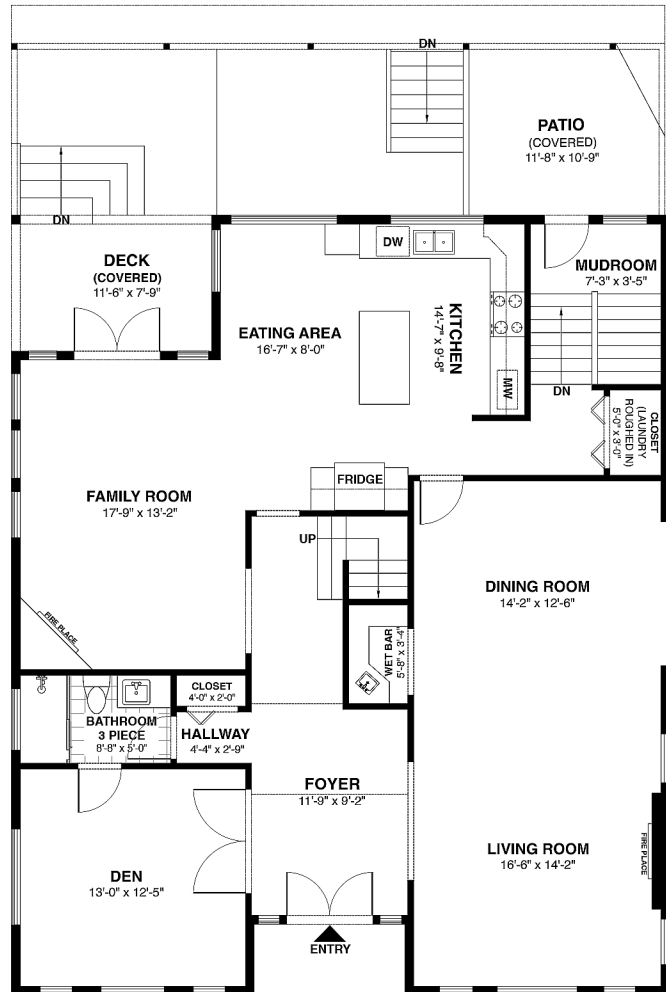
**47 East 50th Avenue**  
**Vancouver, BC, V5X 1A1**  
Year Built: 1991  
Land Size: 6,240 Sq Ft (48 Ft x 130 Ft)



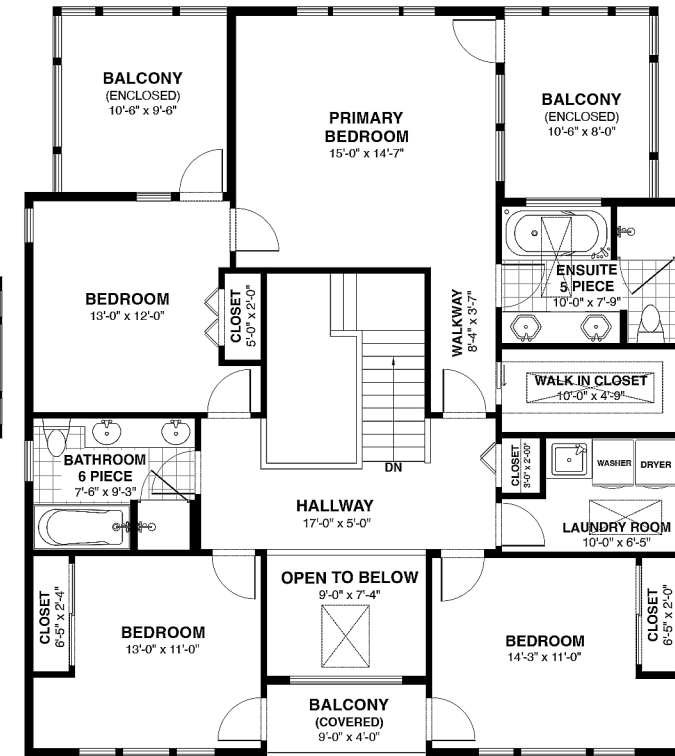
**TOTAL INTERIOR: 3,778 SQ FT**  
TOTAL: 5 BEDROOMS + 4 BATHROOMS  
**TOTAL OTHER: 548 SQ FT**  
CRAWLSPACE: 548 SQ FT  
(400 SQ FT / 148 SQ FT)  
**TOTAL EXTERIOR: 1,314 SQ FT**  
GARAGE: 743 SQ FT  
PATIO: 256 SQ FT  
(129 SQ FT / 127 SQ FT)  
BALCONY: 223 SQ FT  
(102 SQ FT/ 85 SQ FT/ 36 SQ FT)  
DECK: 92 SQ FT



CEILING HEIGHT 7'-3" - 7'-5"  
1 BEDROOM + 1 BATHROOM  
**LOWER FLOOR**  
850 SQ FT



CEILING HEIGHT 7'-5" - 16'-9"  
1 BATHROOM  
**MAIN FLOOR**  
1,570 SQ FT



CEILING HEIGHT 8'-0"  
4 BEDROOMS + 2 BATHROOMS  
**UPPER FLOOR**  
1,358 SQ FT



Developed On: March 16, 2026 - Valid Until: March 16, 2027



This floor plan is intended for marketing purposes only and should not be used nor relied upon for architectural or construction. Total area is based on interior measurements inclusive of exterior walls and open to below areas, while the information contained within this floor plan is deemed to be correct. It is not guaranteed. Adding rooms sizes will not match the total square footage. All efforts are made to ensure dimensions and room sizes are displayed accurately. BC Assessment or data provided have been used for total square footage. This floor plan is covered under E&O (3% M.O.E) and cannot be reproduced, published, or distributed (in whole or parts) or incorporated with any other work. All room dimensions and floor areas must be considered approximate and are subject to independent verification. All rights reserved for Realty Studios & VLGRS Inc. E&O insured for \$1,000,000.