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Royal LePage Sussex - Edmonds Advantage
2996 Lonsdale Avenue
North Vancouver, B.C.
V7N 3J4

2540 Boswell Avenue, North Vancouver, BC, Canada

MLS®# R2246854



Property Value	\$1,588,800
Type	House
Year Built	1952
Taxes	5946.22
Living Area	2,059 sq.ft.
Lot Frontage	96 ft
Lot Depth	132 ft
Lot Size Area	12,672 sq.ft.
Bedrooms	4
Bathrooms	2 full
School District	North Vancouver

Description

Nestled in the heart of highly desirable Blueridge, this gorgeous & level property is 12,672 SF (96' x 132') on a quiet cul de sac with access via gravel driveway entering into your own woodland setting. Totally private, this rambling & spacious 2059 SF rancher offers 1 level living & was built in 1952. The home enjoys vaulted ceilings & skylights allowing the light to show off the beauty of the wood interior. There are 2 brick wood burning f/p & 1 gas. The home has been enjoyed for many years by long-time owners. This may also be considered as a great building lot for your future home. Do not walk on property without an appointment! Land measures from DNV & house measures by Pixilink are approximate, buyer to verify. School catchment is Blueridge & Windsor.



