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

963 Belmont Avenue, North Vancouver, BC, Canada

MLS®# R2323102



Property Value	\$1,999,900
Type	House
Year Built	1954
Taxes	8346.09
Living Area	2,200 sq.ft.
Lot Frontage	95 ft
Lot Depth	115 ft
Lot Size Area	10,925 sq.ft.
Bedrooms	4
Bathrooms	2 full
School District	North Vancouver

### Description

You will love this ultimate Edgemont Village location! Once in a while, a perfect opportunity to live your dream in an excellent area presents itself. This highly desirable estate sized property is located in the absolute prime area of Edgemont Village & is ready for either your new masterpiece or a renovation / update of the existing, move-in ready & very well maintained home w/walk-out lower level. The family friendly neighbourhood is an easy walk to the Village & is close to transit. School catchment is Highlands Elementary & Handsworth Secondary. The spacious lot is gently sloped & measures approximately 95' x 115' (10,925 SF total). The property faces southwest & enjoys lots of light throughout the day. Land & house measures are approximate only, buyer to verify.



