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

3833 EMERALD DRIVE, North Vancouver, BC, V7R 3B6, Ca

MLS®# R2347468



Property Value	\$1,600,000
Type	House
Style	Rancher/Bungalow w/Bsmt.
Basement	Full, Partly Finished
Year Built	1953
Taxes	8298.15
Living Area	2,626 sq.ft.
Lot Depth	175 ft
Lot Size Area	10,500 sq.ft.
Bedrooms	4
Bathrooms	2 full
Maintenance Fee	\$0.00

## Description

Rarely available – this park-like creek side setting provides an unusual opportunity to plan & build your own secluded & private home. The fantastic location is an easy stroll to Edgemont Village 7 also to the preferred local schools. Nestled into a huge & totally private 10,500 SF property, the current home has been loved for many years, but now is the time to create your own special memories in the home that you design / build to match your dreams. The lot gazes out over the forest & Mackay Creek. School catchment is Handsworth & Highlands. Oil tank was removed in March 2018 w/documents. The property & all included items are being sold in “as is, where is” condition. Land measures are from DNV & house measures are estimated only, buyer to verify if important.



