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

1776 RUFUS DRIVE, North Vancouver, BC, V7J 3L7, Ca

MLS®# R2357166



Property Value	\$1,188,800
Type	House
Style	2 Storey
Year Built	1980
Taxes	4039.5
Living Area	2,221 sq.ft.
Lot Depth	114 ft
Lot Size Area	6,829 sq.ft.
Bedrooms	3
Bathrooms	3 full
Maintenance Fee	\$0.00

## Description

Within easy walking distance to several parks including Eastview Park, Kirkstone Park & Karen Magnussen recreation centre, this home presents an excellent opportunity in a great family neighbourhood. There is lots of potential here to update and/or renovate or possibly to create your own special family home on this approximately 6829 SF lot. Beautiful hardwood floors are in the living/dining room. The kitchen with an eating bar and the Dining room both open to the 341 SF wrap-around corner deck. The main level has 3 bedrooms with 4 pce bthrm and a 2 pce in the master. The spacious lower level is above grade & includes a family room, recreation room, den & utilities. There is a single car garage. School catchment: Eastview Elem & Sutherland Secondary.



