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

104 960 LYNN VALLEY ROAD, North Vancouver, BC, V7J 3V6, Ca

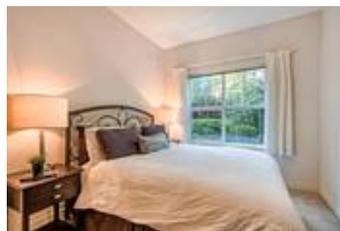
MLS®# R2417624



Property Value	\$571,000
Type	Condo
Style	Ground Level Unit
Year Built	2002
Taxes	2850.4
Living Area	862 sq.ft.
Bedrooms	2
Bathrooms	2 full
Maintenance Fee	\$385.56

**Description**

THIS IS THE ONE YOU HAVE BEEN WAITING FOR! GROUND FLOOR Garden Suite with spacious 2 bedrooms, 2 bathrooms, well designed floor plan on the Quiet side of the building at Balmoral House (55+ Complex). Bright living in this 862sqft unit featuring sprawling 10'5 feet vaulted ceiling in the dining room, huge windows with green space views, cozy gas fireplace, separated bedrooms both with walk-in closets, in-suite laundry, and direct access to approximately 600sqft of outdoor patio space. Minutes to Lynn Valley Mall, Mollie Nye-house and quick access to the Highway. 2 small pets allowed. Rentals restricted 6, (1 currently rented) - Option to BUY NOW, Rent the unit, and move in later. Open House Sat & Sun Nov 9/10 2 - 4pm.





**#104 - 960 Lynn Valley Road,  
North Vancouver, B.C.**  
Resale  
Main Level: 864 sq. ft.  
Patio: 104 sq. ft.

The floor plan diagram shows the layout of the unit. It includes a Living Room (11'0" x 12'0"), a Dining Room (10'0" x 10'0"), a Kitchen (10'0" x 10'0"), a Main Bath (6'0" x 6'0"), a Walk-in Closet, and a Hallway. The main level is 864 sq. ft. and there is a 104 sq. ft. patio.