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

905 Grand Boulevard, North Vancouver, BC V7L 3W7, North Vancouver, BC, V7L 3W7,
Canada

MLS®# R2588296



Property Value	sold for sold for \$2,028,000
Type	House
Style	Rancher/Bungalow
Parking	2 cars
Year Built	1951
Taxes	4,987.38 (2020)
Living Area	1,462 sq.ft.
Lot Frontage	62.80 ft
Lot Depth	150 ft
Lot Size Area	9,420 sq.ft.
Bedrooms	3
Bathrooms	2 full
School District	North Vancouver

Description

Rarely available, spacious rancher set on the quiet, west side of the Boulevard on an oversized corner lot! A terrific opportunity for those looking for one-level living, to buy as a holding property, or location to build your dream home. Featuring a 62.8' x 150' level lot, providing over 9,400 sq/ft with fabulous potential for a new home, coach house addition, or both. The rancher offers 3 bdrms, 2 baths and over 1,400 sq/ft with terrific front patio and back covered deck. Great family friendly neighbourhood with the Boulevard and parks at your doorstep, and walking distance to Ridgeway Elementary and Sutherland Secondary. Conveniently located near transportation and close to all amenities including the shops at Queensbury, close to Park and Telford & Main street services.