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

1314 SUNNYSIDE DRIVE, North Vancouver, BC, V7R 1B1, Ca

MLS®# R2673621



Property Value	\$1,599,000
Type	House/Single Family
Style	2 Storey
Basement	Separate Entry
Year Built	1958
Taxes	5239.01
Living Area	2,130 sq.ft.
Lot Size Area	5,845 sq.ft.
Bedrooms	5
Bathrooms	2 full

Description

Charming home, tucked away on a peaceful 'country lane' surrounded by majestic coniferous, yet only 5 min south of Edgemont Village. Your kids can grow-up in a traffic-calm community, playing outside, riding bikes and exploring. Plus it's in one of North Van's best school catchments! This 2 level, 5 bedroom home with nanny suite is one of the most affordable homes in N. Van, offering excellent value & opportunity for those trying to enter the market. It's been meticulously kept by its owners of 30yrs & now it's time for a new family to create memories here. The 3brdm, 1bthrm top floor offer single level living that opens onto a massive sun drenched deck and yard oasis, perfect for entertaining. Below is a 2brdm nanny suite w/separate entry and laundry.





1314 Sunnyside Dr
North Vancouver BC

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BASEMENT	1,000 SQ FT	2 BATHS	1,000 SQ FT
UPPER FLOOR	1,500 SQ FT	2 BATHS	1,500 SQ FT
LOWER FLOOR	1,500 SQ FT	2 BATHS	1,500 SQ FT
TOTAL FLOOR AREA	4,000 SQ FT	6 BATHS	4,000 SQ FT