

# 4511 Elgin Street, Vancouver

\$1,389,000



Perfect starter home in great Fraser/Cedar Cottage neighbourhood. 1.5 stories plus basement, 2340 SF. Big Lvng room, kitch & 2 large bdrms on Main floor: Upstairs: large bdrm (w/roughed in bathroom, toilet & sink) plus large “flex” room/4th bdrm. Self contained 1 bdrm suite & laund in bsmt. Back yard (w/lane access) a beautiful, private Country garden w/tool shed. House needs work & is a bit of a project, but has ample accommodation & has been a good home for the Owner for over 25 yrs; wood flrs, character mouldings, doors etc, woodburning fireplace. 33'X105.5' RS-1 lot, w/Laneway House potential. Perfect for Families, Renovators. Great Value - Priced \$110,000 below Assessment!! Will be delivered vacant. Call LS for info pkg, floor plan, details.

## KEY INFORMATION

MLS® R2180232

Residential Detached

Fraser

3 Bedrooms

2 Bathrooms

2,684 SF

3,482 SF Lot

## FEATURES

Year Built: 1929

Listed By: rennie & associates realty ltd.



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