

# 2137 E 13th Avenue, Vancouver

\$1,628,900



Highly desirable 6 Bdrm/2.5 Bath home literally steps from Trout Lake Park! Extra wide level 40' x 121'93" (some sloping, on peat, geotech letter avail). Very well maintained home. Recent updates incl. newer furnace, hot water tank, new vinyl windows & fresh interior paint. Previously getting over \$4000/mth for rent. 3 spacious bdrms upstairs w/ sun-filled kitch facing & South facing backyard. Below is a great in-laws suite w/ 3 bdrm/1.5 Baths, separate laundry & laminate floors. Quiet & Incredible Location. Get your fresh produce at the Farmer's Market, join a yoga class at the Trout Lake Community Centre or take advantage of their many facilities incl. 4,500 Sq.Ft. Fitness Centre, licensed preschool & ice rink! Build your dream home or keep as a secure investment holding. 2 Car carport.

## KEY INFORMATION

MLS® R2561566

Residential Detached

Grandview Woodland

6 Bedrooms

3 Bathrooms

2,227 SF

4,880 SF Lot

## FEATURES

Year Built: 1958

Views: TREE-LINED STREET

Listed By: rennie & associates realty ltd.



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