

# 269 E 45th Avenue, Vancouver

\$3,048,000



Now is your chance to own THE HEART OF MAIN STREET - East Vancouver's most sought after neighbourhoods. Rare opportunity for one of Main Street's biggest lot with back lane access. The spacious main level has original hardwood floors throughout the living room & dining room. Kitchen was updated, s/s appliances and gas stove. Large master bedroom with ensuite on the main floor and 3 bedrooms above. Huge patio & backyard oasis for seamless indoor/outdoor entertaining. Potential 3 bedroom basement rental suite. Bring your major renovation ideas, or build your dream home. Plans for a 2600+ SQFT side by side duplex ready. School: Sir William Van Horne Elem & John Oliver. Truly a Rare opportunity to live in one of Vancouver's most desirable neighborhoods just east of Main. DON'T MISS THIS ONE.

## KEY INFORMATION

MLS® R2599902

Residential Detached

Main

7 Bedrooms

5 Bathrooms

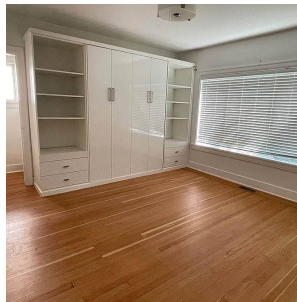
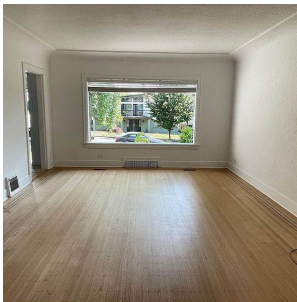
3,042 SF

7,266 SF Lot

## FEATURES

Year Built: 1938

Listed By: Sutton Group-West Coast Realty



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