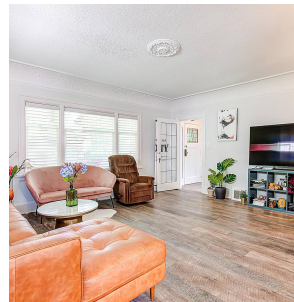


2984 W 39th Avenue, Vancouver

\$3,560,000



Delight, Sunny & Cozy. Tastefully renovated Move-in condition. Huge South backyard. Massive deck. Tons of sunlight to grow garden! 2-bed rental suite! Collect good rental revenue while enjoying a beautiful life in this cozy home! Rare opportunity to have a 3-storey house all above grade! 2 PID. Potential subdividable lot! Short stroll to sought-after Kerrisdale Elementary & Crofton House. Minutes' drive to top private schools like St. George's, WPGA, York House etc. 1km to grocery stores, cafes, restaurants, shops & banks on W41 or in Kerrisdale. 3 minutes' walk to hop on R4-- direct bus to UBC. Very functional floor plan: 2 beds, 1 bath on top. Living room, Dining, Kitchen & 2 Beds 1 bath on Main. Walk-out Basement w/a 2- bed suite. Tons of storages. Open: Sat./ Sun. Oct. 2&3, 2-4pm.

KEY INFORMATION

MLS® R2621823

Residential Detached

Kerrisdale

6 Bedrooms

3 Bathrooms

2,622 SF

6,373 SF Lot

FEATURES

Year Built: 1931

Listed By: Sutton Group-West Coast Realty

rennie