

# 409 588 W 45th Avenue, Vancouver

\$1,238,000



Hemingway by Concert Properties locates in the desirable Oakridge neighborhood of Vancouver West!. Functional floor plan offers luxurious 2 bedroom, 2 baths, spacious den and storage homes. Newer stainless steel appliances, enclosed kitchen, gas fireplace, double glazed low E glass windows and lovely views from balcony and bedrooms. South exposure from balcony brings lots of natural sunlight into this cozy home! Unbeatable location only takes minutes to Skytrain, future Oakridge Mall and parks, and YMCA. School catchments are Annie Jamieson Elementary and Eric Hamber Secondary and Langara College! Open House Apr 30/May 1 (Sat/Sun) 2-4pm

## KEY INFORMATION

MLS® R2654976

Residential Attached

Oakridge

2 Bedrooms

2 Bathrooms

1,202 SF

\$634.61 Maintenance Fees

## FEATURES

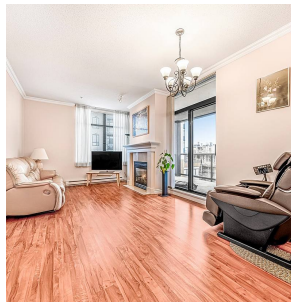
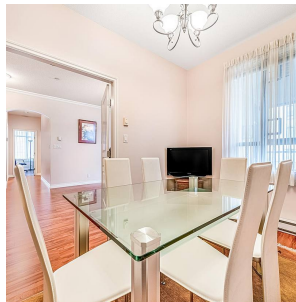
Year Built: 2000

Listed By: Promerita Realty Corp.



**IP** BEN CHEN PREC\*  
Phone: (778) 888-8183  
Email: benchen@promerita.com  
Promerita Realty Corp.

409-588 W 45th AVENUE  
VANCOUVER  
TOTAL LIVING AREA: 1,202 SQ FT  
BALCONY: 76 SQ FT



rennie