

# 4040 St. Catherines Street, Vancouver

\$1,899,000



First time on the market. European Owner. CORNER LOT 43 x 105 with Back Lane. RS-1 zoning. Terrific Family Neighborhood. Super Clean, 2 Levels. 2,492 sq ft. 2 Bedrooms Up, Basement can be 4 Bedrooms. 2 Full Bathrooms. 2 Kitchens. Big Main Kitchen, Gas Stove, Island, Big Eating Area/Family Room and door to Sundeck 11'10 x 10'1. Bright Basement 7'4 Ceiling, has 2 Entrances. Roof on Home replaced in 2020. Garage 11'7 x 19'3. Low Maintenance yard and Completely Fenced. Corner of King Ed. Super Central Location, K-3 Charles Dickens Annex, K-7 Charles Dickens Elementary, 8-12 Shir Charles Tupper Secondary, Close to Bus Transit, Lots of Local Stores, Local Parks and Popular Queen Elizabeth Park and Bloedel Conservatory. 10 minutes to Downtown Vancouver. A Fantastic Home for a lge Family to enjoy.

## KEY INFORMATION

MLS® R2697482

Residential Detached

Fraser

4 Bedrooms

2 Bathrooms

2,589 SF

4,502 SF Lot

## FEATURES

Year Built: 1923

Listed By: RE/MAX Crest Realty

