

# 2205 Newport Avenue, Vancouver

\$1,775,000



The City of Vancouver has recently given the green light for increased densification on single family lots. This property now has the potential to accommodate 3 to 4 units, offering a wide range of possibilities (to be verified w/the City). Uncover the potential of your dream home in desirable Fraserview! This 5-bed, 2-bath detached house with a suite is bursting with possibility. There is room to craft your renovation vision or build new & add a lane way house, it's a canvas waiting for your touch. The lot size is just shy of 4000 sq ft w/ lane way access in this quiet upscale neighbourhood. Just a 1 minute walk from Sir James Douglas Elementary school, close to shopping, parks & boasting a sunny south-facing front yard, this opportunity won't last long.

## KEY INFORMATION

MLS® R2813664

Residential Detached

Fraserview

5 Bedrooms

4 Bathrooms

2,126 SF

3,690 SF Lot

## FEATURES

Year Built: 1936

Listed By: Oakwyn Realty Ltd. (Branch)



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