

# 6478 Broadway, Burnaby

\$1,688,000



**GREAT LANEWAY & DUPLEX POTENTIAL. GREAT HOLDING PROPERTY!** Asking price is less than the \$1,843,700 BC ASSESSMENT. This well-maintained 2425 sf family home, located on corner of BROADWAY & KENSINGTON, boasts a generous 9648 SQ.FT. Lot, providing ample space for outdoor activities & relaxation. This home offers 2 SEPARATE SUITES: UP:3 BED+1 renovated BATH, featuring gorgeous H/W flooring upstairs, a bright southern exposure kitchen with S/S appliance. Below, there is an independent 2 bedroom + 1 bathroom basement suite with separate entrance, ideal for a Nanny's suite or for accommodating extended family members. Situated in a great family oriented neighbourhood, conveniently close to excellent elementary & high schools, SFU and close to Sperling Skytrain Stn, Lougheed Hwy & Hwy 1.

## KEY INFORMATION

MLS® R2849118

Residential Detached

Parkcrest

5 Bedrooms

2 Bathrooms

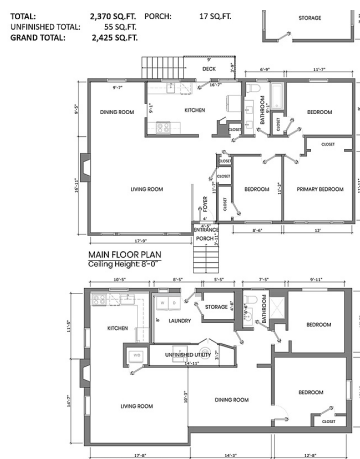
2,425 SF

9,648 SF Lot

## FEATURES

Year Built: 1958

Listed By: rennie & associates realty ltd.



**Phil Chang** PREC\*  
604.754.6678  
pchang@rennie.com  
rennie.com/philchang

**rennie**