

# 2023 Semlin Drive, Vancouver

\$1,599,000



This is the 1/2 duplex you've been waiting for! Located on a sunny, corner lot 1 block to McSpadden Park in a desirable Grandview-Woodland pocket, this home checks all the boxes! 1,256 sq ft over two levels gives you spacious living and dining on the Main floor, plus 3 great bedrooms AND office upstairs. Lots of windows provides tons of natural light + French Doors to the backyard perfect for entertaining - large, level deck means indoor/outdoor entertaining is a breeze. Cozy gas fireplace, functional kitchen w/ lots of storage, powder room on the main & 2 full baths up - what's not to love? Bonus! Huge 570sq ft, easy access crawl space + garage is EV ready! To see it is to love it.

## KEY INFORMATION

MLS® R2879622

Residential Attached

Grandview Woodland

3 Bedrooms

3 Bathrooms

1,256 SF

## FEATURES

Year Built: 2010

Views: CITY VISTA

Listed By: Stilhavn Real Estate Services



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