

326 E 4th Street, North Vancouver

\$2,098,000



This classic craftsman is the **LARGEST ½ DUPLEX LISTING IN NORTH VAN** at 2820sf. Built in 2009 and cherished by its owners, it features 3 bedrooms upstairs, a formal LR/DR space, cozy family room, and office/flex/bedroom on the main level. Below is a spacious 2-bedroom suite w laundry, perfect for rental, family, or guests. Enjoy a single garage, covered carport, and flat laneway for play, and there is a playground across the street! Soak up the sun on the south-facing front veranda, or entertain on the expansive back deck and patio. Nestled on a tranquil street just minutes from Lonsdale amenities, Moodyville Park, and Ridgeway Elem, this home offers pride of ownership, comfort, and rental income. HW on demand & radiant heat. Owner occupied. **OPEN Saturday 2 - 4** and otherwise easy to show.

KEY INFORMATION

MLS® R2887370

Residential Attached

Lower Lonsdale

5 Bedrooms

4 Bathrooms

2,820 SF

7,000 SF Lot

FEATURES

Year Built: 2009

Views: Playground & Park

Listed By: rennie & associates realty ltd.



Theo Birkner PREC*
778.558.7669
tbirkner@rennie.com
rennie.com/theobirkner

rennie