

# 2390 2394 Kitchener Avenue, Port Coquitlam

\$1,799,000



Excellent opportunity to build, hold or invest! This duplex rancher is situated on an 8844 sq ft (66x134.20) West facing, flat lot in sought after Woodland Acres in Port Coquitlam. One side contains 3 bedrooms, 2 baths and a South facing vegetable garden. The other side has 2 beds, 1 bath, a spacious living area and a tool shed. Zoned to build a new Duplex. Potential to rezone to RS4 and subdivide into 2 lots, upon City's approval. School catchment: Ecole Westwood Elementary, Ecole Maple Creek, Pinetree Secondary. Excellent location with walking distance to the trails, Coquitlam River, schools and Transit.

## KEY INFORMATION

MLS® R2918476

Residential Detached

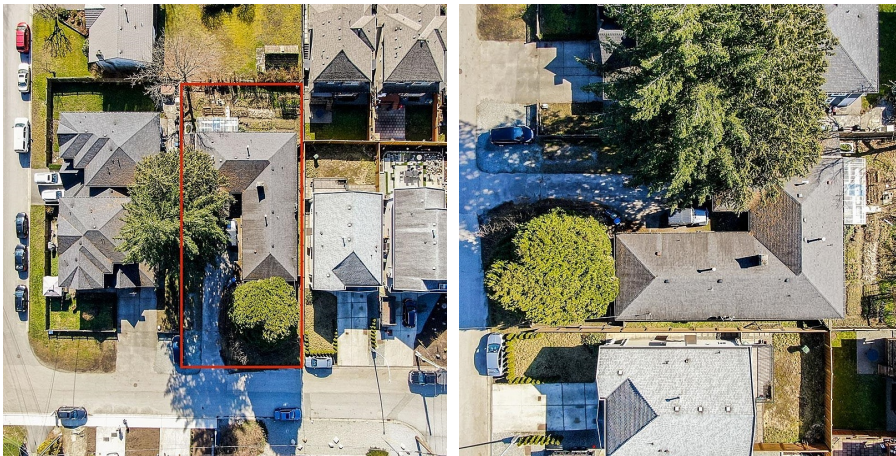
Woodland Acres

5 Bedrooms

3 Bathrooms

1,852 SF

8,844 SF Lot



## FEATURES

Year Built: 1967

Listed By: Pacific Evergreen Realty Ltd.

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