

# 946 Quadling Avenue, Coquitlam

\$1,725,000



Whether you're seeking a renovation project, new build, or a place to call home, this property has it all! Located in the heart of Maillardville, this corner 6,048 sq ft RT-1 zoned lot sits on a quiet street with lane access and stunning south-facing views of the Fraser River. No need for rezoning – the RT-1 zoning offers multiple development options, including subdividing into two lots for new homes with secondary or backyard suites, or building a duplex, triplex, or fourplex (verify with the city). Prime location, minutes from schools, transit, SkyTrain, shopping, and highways. This sun-drenched home features 3 beds/1 bath and a huge deck on the main level and a separate side suite with its own entrance below.

## KEY INFORMATION

MLS® R2929606

Residential Detached

Maillardville

5 Bedrooms

2 Bathrooms

2,156 SF

6,139 SF Lot

## FEATURES

Year Built: 1958

Views: Beautiful water & city

Listed By: Royal Pacific Lions Gate Realty Ltd.

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