

# 3684 Cedar Drive, Port Coquitlam

\$1,269,000



A charming rancher on an over 7135 sq ft lot and 67 foot frontage lot in Lincoln Park with convenient access to amenities. Currently, there is a house with three bedrooms, which generate a generous monthly rental income. 5 minutes walk from school. The bus stop is 50 meters away from the house, 2 minutes drive to Save on Food, 5 minutes to Costco Ideal for future development, This property provides numerous opportunities to live, invest, rent or develop, capitalizing on the growing real estate market. A huge garage at the back to work on things you like. In recent years many duplexes and townhouses have been built in the neighborhood, please check with the city for future development plan. With its excellent location, this is the opportunity to invest in future. Please call now to check out

## KEY INFORMATION

MLS® R2934618

Residential Detached

Lincoln Park

3 Bedrooms

1 Bathroom

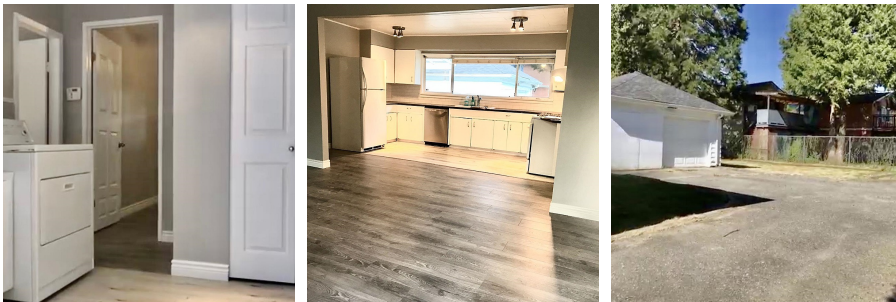
1,080 SF

7,135 SF Lot

## FEATURES

Year Built: 1959

Listed By: Pacific Evergreen Realty Ltd.



**rennie**