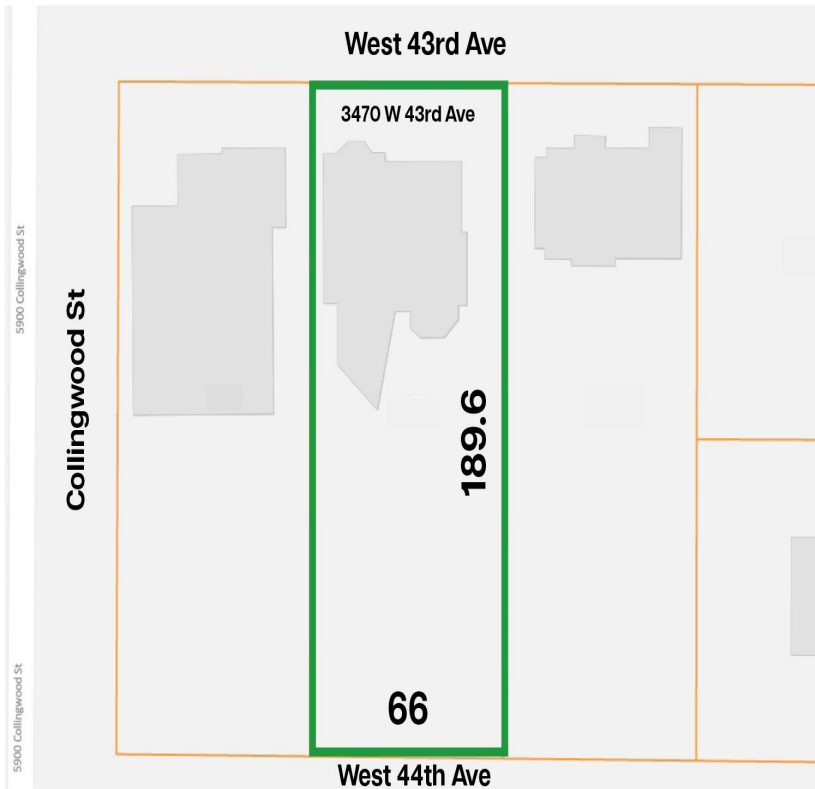


# 3470 W 43rd Avenue, Vancouver

\$4,850,000



It's nice to have options! This well maintained home with a park like backyard is ready for your ideas. At over 5200 sqft. including the 5 car attached garage below, this 3 bedroom and 3 1/2 bathroom home was custom built in 1989 and sits on an oversized, extra deep lot that is 66 x 189'6 and runs from 43rd to 44th! The large principal rooms are flooded with light from skylights and the South facing back yard goes on forever. Keep, renovate or rebuild the home and enjoy living in this quiet pocket or develop (City has expressed interest to be open to subdivide the lot)! Close to Crofton House, St. George's, Magee, Kerrisdale Elementary, UBC and nestled between the retail of Dunbar and Kerrisdale Village.

## KEY INFORMATION

MLS® R2938852

Residential Detached

Southlands

3 Bedrooms

4 Bathrooms

5,220 SF

12,513 SF Lot

## FEATURES

Year Built: 1989

Listed By: Oakwyn Realty Ltd.

