

# 4604 Ranger Avenue, North Vancouver

\$1,899,000



Well-maintained Canyon Heights home on a 7,500 sq/ft west-facing lot with mountain & partial city views, available for the first time in over 50 years. In clean, original condition, perfect for renovating, expanding, rebuilding, or holding for future redevelopment. Practical split-level design w/ 3 bdrms, 1 bath, & nearly 1,800 sq/ft, featuring a bright west-facing living room w/ large picture windows, wood-burning fp, generous dining room, & kitchen with yard views & backyard access. The lower level includes a spacious rec room, workshop, large laundry room w/ suite potential, & crawl space storage. On a 65' x 116' E/W oriented lot w/ a fenced backyard. Located in a family-friendly area near Canyon Heights Elem, Handsworth Sec, trails, Grouse Mountain, & Edgemont Village.

## KEY INFORMATION

MLS® R2940351

Residential Detached

Canyon Heights

3 Bedrooms

1 Bathroom

1,795 SF

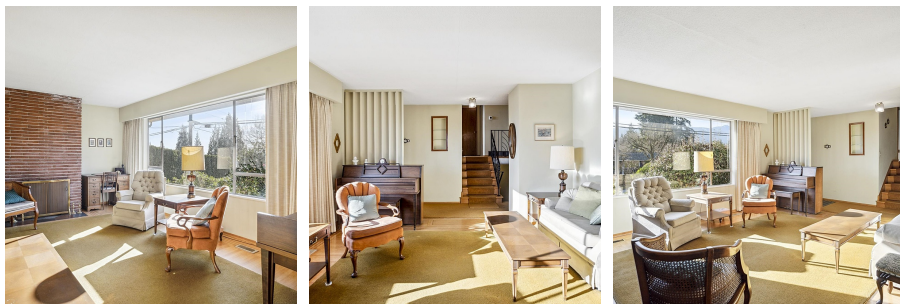
7,540 SF Lot

## FEATURES

Year Built: 1956

Views: peek-a-boo city & lions view

Listed By: Rossetti Realty Ltd.



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