

# 3134 E 63rd Avenue, Vancouver

\$1,999,999



Brand New approx. 2200 sq ft side by side half duplex. Backing onto Everett Crowley Park. Access to the park from your backyard! Fraserview Golf course is a block away. Quiet Neighborhood close to all amenities. (bank, grocery store, restaurants, coffee shops) Fully fenced yard has a patio with a firepit, over 200 sq ft of deck space for those family/friend barbeques. 3 bedrooms+2 bathroom suite as a mortgage helper. Upstairs has a spacious layout 3 bedrooms and 3 full bathrooms. Gas fireplace, ceiling speakers in kitchen, alarm, vacuum, fisher and paykel appliances, vogt fixtures, cedar soffits, paving stones on driveway and walkways. High end garage door, lights, and windows. A must see book your appointment for SAT Nov 16 2-4PM

## KEY INFORMATION

MLS® R2944554

Residential Attached

Champlain Heights

6 Bedrooms

5 Bathrooms

2,251 SF

## FEATURES

Year Built: 2024

Listed By: Selmak Realty Limited



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