

# 2 3320 E 44th Avenue, Vancouver

\$1,549,000



Brand NEW back duplex in sought-after Killarney area. This 1758sf home offers 3 beds, 3 and half baths & open kitchen w/quartz countertops, high-end s/s appliances. Basement is fully finished with a 2-bed suite that can be great mortgage helper. Features include 9' ceilings, stunning accent tv wall with electric fireplace, A/C, radiant floor heating, high quality laminate flooring, single garage w/EV charging & extra parking. Views from the upper balcony. Enjoy a massive private fenced backyard for BBQs & gardening. Walkscore 94. Centrally located to transit, Killarney Community Centre, parks & schools. Short drive to Burnaby's Central & Metrotown. Open House Sat. Dec. 21st from 2:30-4pm.

## KEY INFORMATION

MLS® R2951050

Residential Attached

Killarney

5 Bedrooms

5 Bathrooms

1,758 SF

3,815 SF Lot

## FEATURES

Year Built: 2024

Views: City

Listed By: Oakwyn Realty Ltd.

