

39 W 12th Avenue, Vancouver

\$1,438,000



QUIET BACK 1/2 DUPLEX (not on 12th!) Solid build, well maintained quiet rear unit in front/back duplex in the heart of Mt Pleasant. Private 300sqft outdoor space + garden. Perfect for young family who want to get into the neighborhood and best schools. Great future potential with 33 x 122 lot in new TOD zoning! Super functional two level, 2 bedrooms up w/ 5 pc ensuite bath & jacuzzi tub. Two pc powder room down makes this home ideal for growing family or couple. GE Fridge 2021, Bosch W/D 2020. Eng hdwd floors & newer carpet. Private single garage + 1 open parking in rear allow for easy access. Heat pump provides comfortable heat & air conditioning! Gas fireplace, 50 gal HW tank installed in 2018, roof 2015, new fence. 600sqft crawlspace! Never tenanted. Open Sunday Jan 19, from 1:00-3:00

KEY INFORMATION

MLS® R2953185

Residential Attached

Mount Pleasant

2 Bedrooms

2 Bathrooms

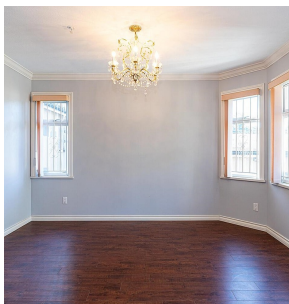
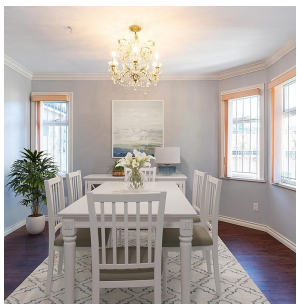
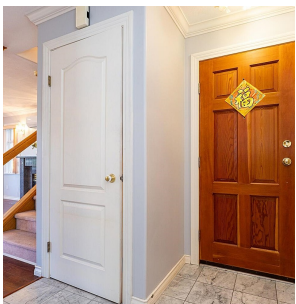
1,177 SF

4,026 SF Lot

FEATURES

Year Built: 1996

Listed By: Sutton Group-West Coast Realty



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