



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



2222 Edgemont Boulevard Offered at \$1,590,000

This mansard style home is located in a small enclave of homes on Edgemont Blvd on a completely level 10,618 sq. ft. property with access from Alden Lane. The home is solid and ready for your renovation ideas or build your dream home with laneway cottage in this incredible location just a few minutes' walk from Edgemont Village. Features include 3 levels with 3 bedrooms, 2 ½ bathrooms, and 2,879 sq. ft. of living space.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
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Active **2222 EDMONTON BOULEVARD** Residential Detached
R2467224 North Vancouver **\$1,590,000 (LP)**
 Board: V Mosquito Creek (SP) **M**
 House/Single Family V7P 2K9



Sold Date: Frontage (feet): **49.87** Original Price: **\$1,590,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1975**
 Depth / Size: **216.86 IRR** Bathrooms: **3** Age: **45**
 Lot Area (sq.ft.): **10,618.00** Full Baths: **2** Zoning: **RS1**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$5,203.33**
 Rear Yard Exp: **East** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **006-477-259**
 Tour:

View: **No :**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type:

Style of Home: 3 Storey	Total Parking: 6	Covered Parking: 2	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Wood	Dist. to Public Transit: Near		
Foundation: Concrete Perimeter	Dist. to School Bus: Near		
Rain Screen:	Reno. Year:	Title to Land: Freehold NonStrata	
Renovations:	R.I. Plumbing:	Property Disc.: Yes	
# of Fireplaces: 2	R.I. Fireplaces:	PAD Rental:	
Fireplace Fuel: Natural Gas, Wood	Metered Water:	Fixtures Leased: No :	
Water Supply: City/Municipal		Fixtures Rmvd: No :	
Fuel/Heating: Baseboard, Electric		Floor Finish: Tile, Wall/Wall/Mixed	
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Torch-On, Wood			

Legal: **LOT 38, BLOCK 7, PLAN VAP4687, DISTRICT LOT 552, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Living Room	20'2 x 15'1	Main	Bedroom	15'5 x 9'3			x
Below	Dining Room	15'1 x 12'9	Main	Bedroom	12'0 x 10'10			x
Below	Kitchen	14'11 x 11'3	Main	Den	10'0 x 7'10			x
Below	Office	15'4 x 11'4	Above	Family Room	19'9 x 15'5			x
Below	Storage	14'3 x 13'7	Above	Den	9'6 x 7'6			x
Below	Storage	12'2 x 5'1			x			x
Below	Storage	11'0 x 5'9			x			x
Below	Utility	7'6 x 7'2			x			x
Main	Master Bedroom	15'5 x 14'0			x			x
Main	Walk-In Closet	11'3 x 6'5			x			x

Finished Floor (Main): 1,141	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 628	# of Kitchens: 1	1	Below	2	No	Barn:
Finished Floor (Below): 1,110	# of Levels: 3	2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3	Main	4	No	Pool:
Finished Floor (Total): 2,879 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total: 2,879 sq. ft.	Basement: None	6				
	Bed not in Basement: 3	7				
		8				

Listing Broker(s): **Angell, Hasman & Associates (Eric Christiansen) Realty Ltd.**

Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.

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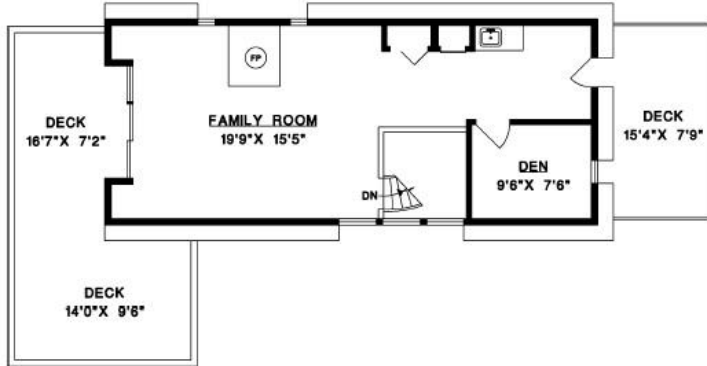
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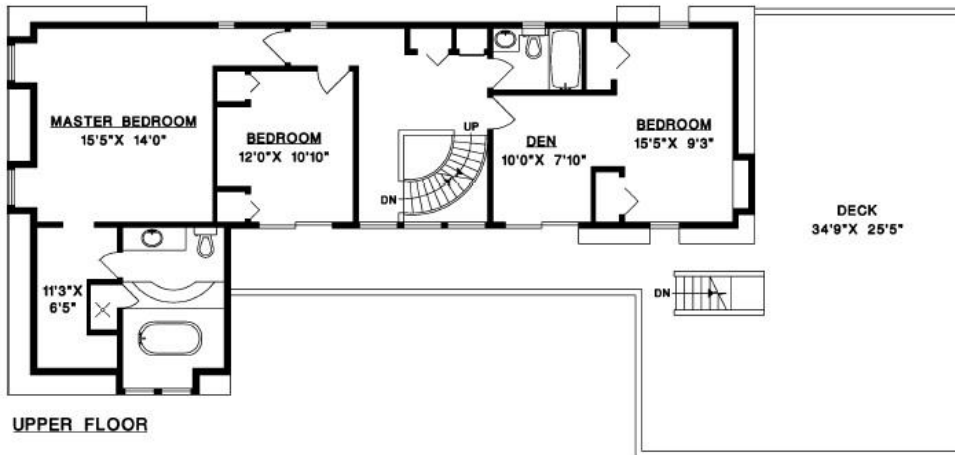
ERIC CHRISTIANSEN
ANGELL HASMAN & ASSOC. (ERIC CHRISTIANSEN) REALTY LTD.
WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.*
* Based on MLS houses sold
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**2222 EDMONTON BOULEVARD
NORTH VANCOUVER**

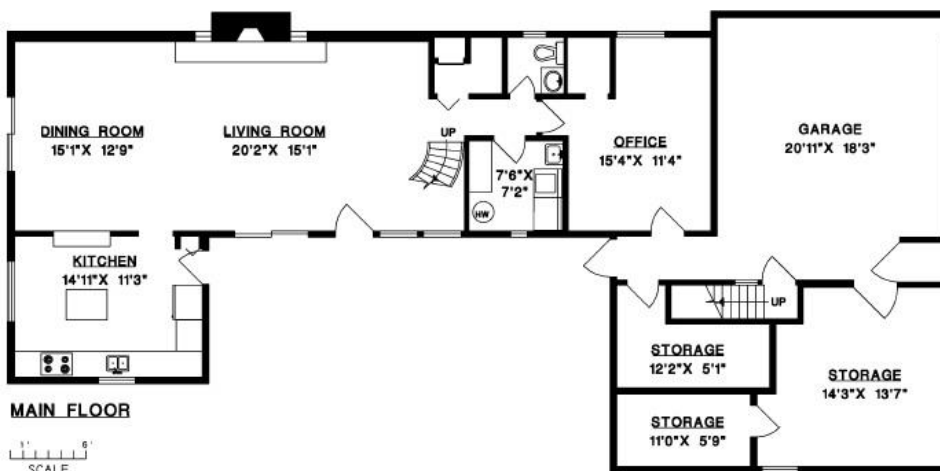
MAIN FLOOR	1,110 SQ.FT.
UPPER FLOOR	1,141 SQ.FT.
TOP FLOOR	628 SQ.FT.
TOTAL	2,879 SQ.FT.
GARAGE	420 SQ.FT.
DECKS	1,379 SQ.FT.
STORAGE	418 SQ.FT.



TOP FLOOR



UPPER FLOOR



MAIN FLOOR





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