



#905 – 2004 Fullerton Avenue Offered at \$499,000

This is the best-priced 2-bedroom in North Vancouver, offered through probate at a remarkable discount. Previously held as a well-maintained, fully furnished rental suite, the property is great condition, with furnishings available if desired. Perfect for first-time buyers, downsizers, or investors seeking strong value in a prime location. Opportunities like this are rare — act quickly before it's gone!



ERIC CHRISTIANSEN
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604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R3055555
 Board: V
 Apartment/Condo

905 2004 FULLERTON AVENUE

North Vancouver
 Pemberton NV
 V7P 3G8

Residential Attached

\$499,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$499,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1976
Frontage(feet):	Bathrooms: 1	Age: 49
Frontage(metres):	Full Baths: 1	Zoning: RH2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,667.81
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 003-974-782	Tax Inc. Utilities?:
View: Yes : Forest view		Tour:
Complex / Subdiv: Woodcroft		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
 Construction: **Concrete**
 Exterior: **Brick, Concrete**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Hot Water**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Tar & Gravel**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: Covered Parking: Parking Access: **Side**
 Parking: **Garage Underbuilding**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 90, PLAN VAS399, DISTRICT LOT 764, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Bike Room, Elevator, Exercise Centre, Garden, Pool; Indoor, Sauna/Steam Room, Shared Laundry, Swirlpool/Hot Tub**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **Dishwasher, Microwave, Refrigerator, Stove**

Finished Floor (Main): 767	Units in Development:	Tot Units in Strata: 184	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 17	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Quay Pacific Property Mgmt.	Mgmt. Co's #: 604-685-8830	
Finished Floor (Below): 0	Maint Fee: \$574.26	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Electricity, Garbage Pickup, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water		
Finished Floor (Total): 767 sq. ft.			
Unfinished Floor: 0			
Grand Total: 767 sq. ft.	Bylaws Restrictions: Pets Not Allowed, Rentals Allowed		

Suite:	Restricted Age:	# of Pets:	Cats:	Dogs:
Basement: None	# or % of Rentals Allowed:			
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No			
# of Kitchens: 1	Short Term Lse-Details:			
# of Levels: 1				
# of Rooms: 6				

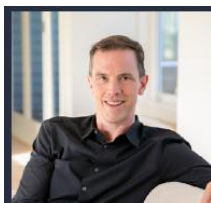
Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'8 x 10'4	1	Main	4	No
Main	Dining Room	10'6 x 9'0	2			
Main	Kitchen	8'5 x 7'3	3			
Main	Primary Bedroom	12'3 x 10'7	4			
Main	Bedroom	12'4 x 8'10	5			
Main	Foyer	8'3 x 4'4	6			
		x	7			
		x	8			

Listing Broker(s): **Bellevue Realty Group**

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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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905 2004 Fullerton Avenue
North Vancouver, BC

LIVING AREA	767 SF
BALCONY	60 SF
CEILING HEIGHT	8'



Valid Until: June 10, 2026

All dimensions are approximate and not suitable for architectural/construction use.
This is for marketing purposes only. The measurements are approximate within +/- 2%. E&O insured.
Total square footage might be kept consistent with strata plan. It might include unfinished area.

Uplan.ca



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