



1042

**RE/MAX**  
**ROSSETTI**  
**REALTY**

# 1042 KENNEDY AVENUE

Edgemont Village, North Vancouver



Meticulously maintained and nicely updated family home steps to Edgemont Village. This 3/4 bedroom, 2 bathroom side level split home offers a terrific main floor including a bright living room with a large picture window and gas burning fireplace, dining room with French doors to a private deck, and an updated kitchen with granite counters, maple cabinets, stainless appliances, and a lovely built-in eating area. The bedroom level features three bedrooms and an updated 4 piece bathroom. Down features a 4th bedroom/den, spacious recreation room with gas fireplace, a 3 piece bathroom, and terrific crawl space storage. Other features and updates include lovely oak hardwood floors, near new vinyl windows, near new furnace, and a metal roof. Located on a 9,800 square foot corner lot, with mature landscaping, and an oversized driveway with access to a single carport. The fully fenced private backyard offers a level grassed area, great for kids and pets, and a 290 sq/ft deck, great for summer outdoor entertaining and barbecuing. Situated in a quiet location within a short walk of Edgemont Village, the newly rebuilt William Griffith Community Center, Delbrook Park, Highland and Cleveland Elementary, and Handsworth Secondary. A comfortable cosy home for now, ideal for a young family, or a great holding property for a future rebuild.

#### **INCLUDED ITEMS:**

Fridge, stove, dishwasher, microwave, window coverings, security system

#### **EXCLUDED ITEMS:**

Washer, dryer

#### **SCHOOLS:**

Highlands Elementary  
Handsworth Secondary

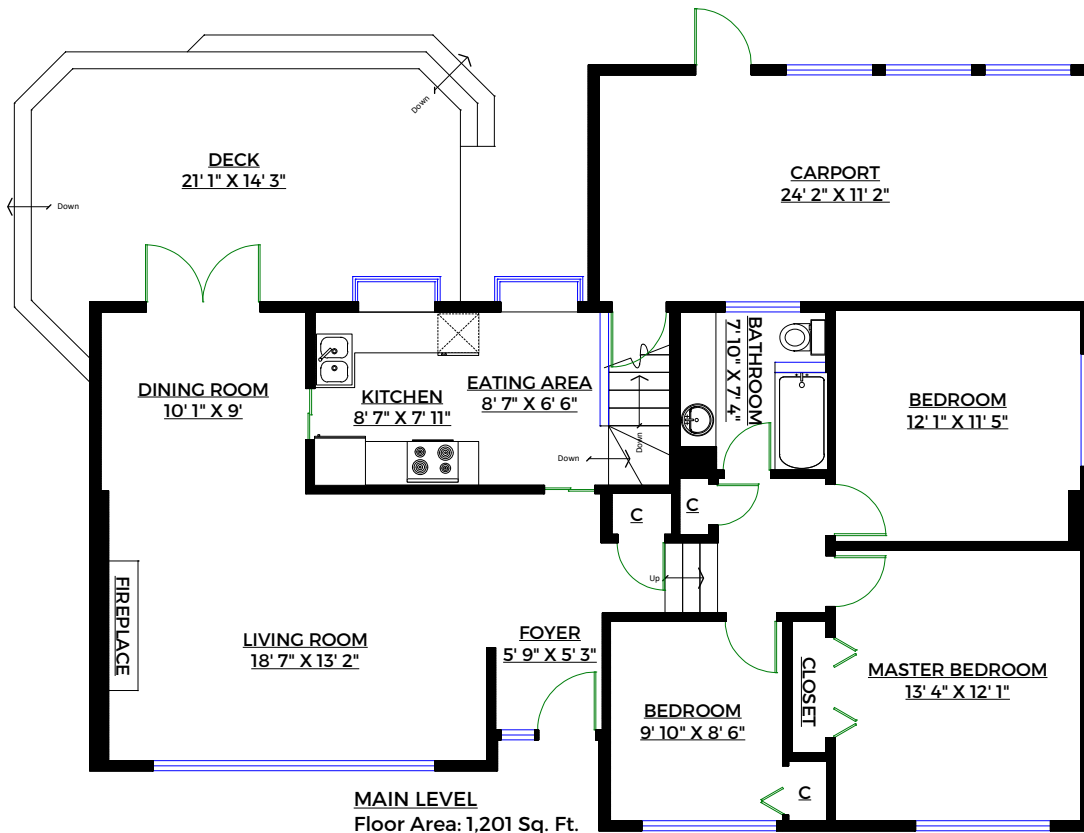
#### **PROPERTY DETAILS:**

Age:	60	Lot (sq/ft):	9,825
Bdrms:	4	Parking Type:	Carport
Baths:	2	Land:	Freehold
Sq/Ft:	1,790		

**Listed at \$2,198,000**

[1042KennedyAve.com](http://1042KennedyAve.com)





**MAIN LEVEL**  
Floor Area: 1,201 Sq. Ft.

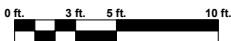
**MEASUREMENTS\*\***

Main Level:	1,201 sq/ft
Lower Level:	560 sq/ft
TOTAL:	1,761 sq/ft
Unfin	29 sq/ft
GRAND TOTAL:	1,790 sq/ft

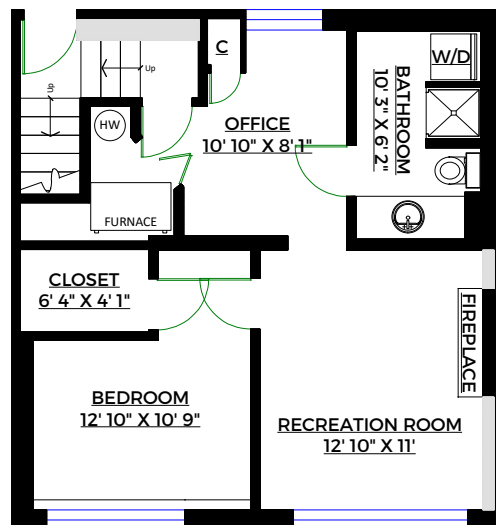
**OTHER AREAS**

Carport	289 sq/ft
Deck	290 sq/ft

\*\* Approx. based on interior measurements to exterior wa  
\*\* Total square footage not taken from original blueprints



**LOWER LEVEL**  
Floor Area: 560 Sq. Ft.



Matt

Jordan

Tony

Aaron

For more information about this home or to arrange a private tour:

Call **604 983 2518** or visit [RealEstateNorthShore.com](http://RealEstateNorthShore.com)

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