



**203-3151 CONNAUGHT CR**

**NORTH VANCOUVER**



# OUTSTANDING EDGEMONT VILLAGE LOCATION & VALUE

1 Bed + Den | 1 Bath | 783 Sq/ft

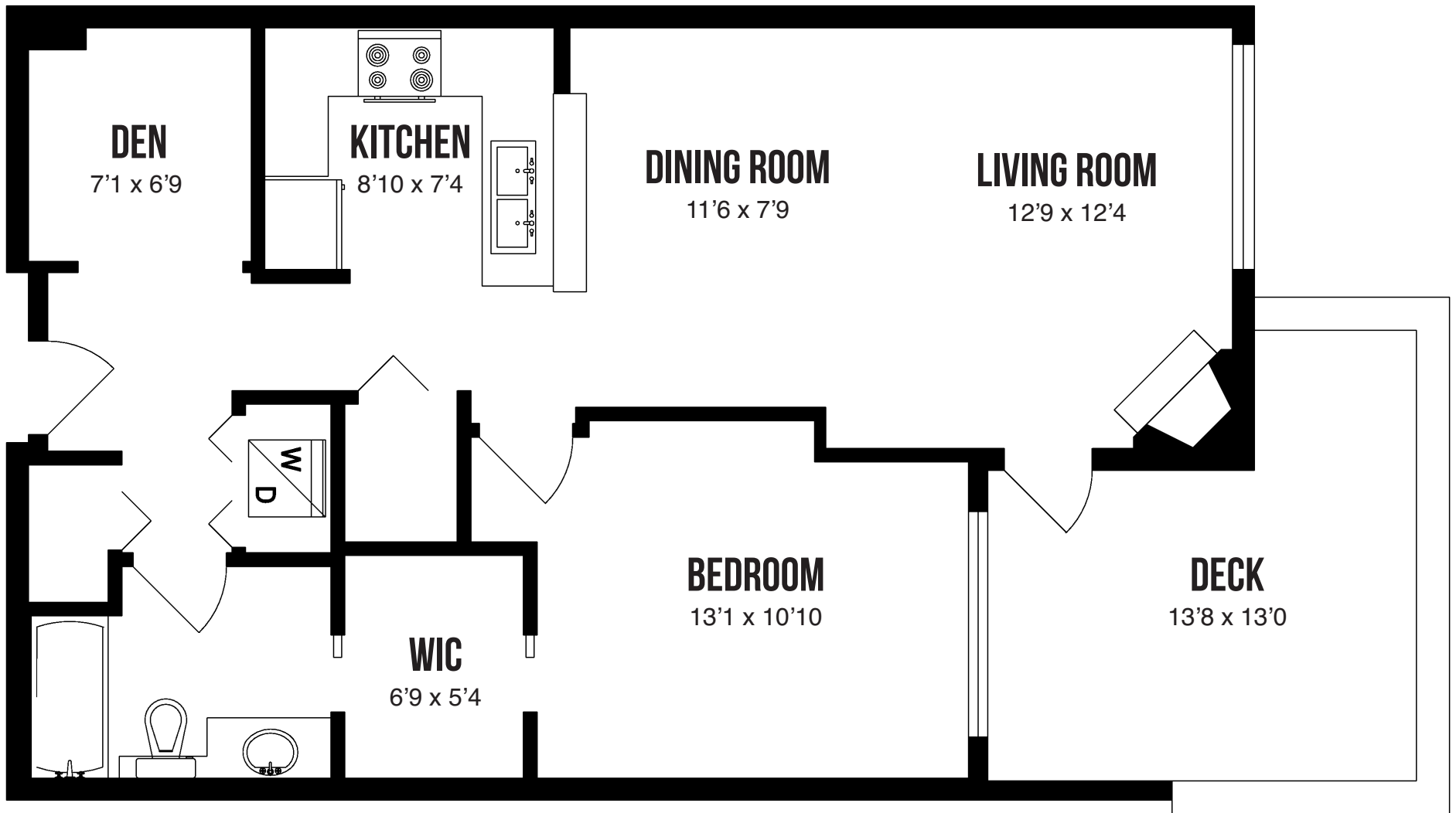
■ Outstanding Edgemont location and value! Sought after and rarely available 55+ 'Edgemont Villa' in the heart of the Village! This clean and well-maintained suite offers 1 bedroom + den, 1 bathroom, and 783 sq/ft of well thought-out living space. Features include an open plan design with 9' ceilings, large picture windows to a bright yet private treed canopy outlook, a gas burning fireplace, and a generous sized balcony with room for a dining table, chairs and potted plants. The kitchen offers stainless appliances and a bar stool peninsula that opens to the dining/living room with plenty of room for your furniture. The spacious master includes a walk-through closet and direct access to a 4 piece semi ensuite. Completing the home is a flexible use den, great as an office or in-suite storage. Includes in-suite laundry, a separate storage locker, and 1 secured parking space. Pets allowed (1 dog or 1 cat). Well managed boutique complex (just 20 units) with a proactive council, a depreciation report available, and friendly owner occupied neighbours. Conveniently located steps to all your favourite Edgemont Village amenities, on transit, near the new Delbrook Recreation Centre, and across the street from the soon to open new Thrifty Foods.

**Listed at \$614,900**









**TOTAL: 783 SQ/FT**

All information displayed is believed to be accurate but is not guaranteed. Sq/ft + room measurements are approximate. Information should not be relied upon without independent verification. This communication is not intended to cause or induce breach of an existing agency agreement.

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