



**4331 LIONS AVENUE**

# WARM + INVITING FOREST HILLS FAMILY HOME

5 Beds | 2 Baths | 2,356 Sq/ft

■ Fabulous warm and inviting family home in a sought after Forest Hills location. Set on a Lions Avenue, a coveted low traffic street walking distance to Canyon Heights Elementary and Handsworth Secondary. The spacious 5 bedroom home offers 2,350 sq/ft over 2 levels, with a traditional layout and comfortable updates, great for raising a family or for the addition of a secondary suite. The 1,400 sq/ft main floor boasts terrific picture windows throughout, infusing the home with an abundance of natural light and offering scenic views to the tranquil greenbelt setting. Features beautiful oak hardwood floors, a generous sized living room with a gas burning fireplace, a cross hall dining room, and a spacious kitchen with ample sized eating area and easy access to a 279 sq/ft deck. Completing the main are three bedrooms and an updated bathroom. The finished lower level offers suite potential with 2 additional bedrooms, recreation room (with wood burning fireplace), laundry room, 3 piece bathroom, and features walk-out access to the backyard. Situated on a 9,300 sq/ft (77.25' x 132.5' EFF) lot backing onto MacKay Creek, offering quiet solitude and a private and serene west coast treed setting. Located in a family friendly neighbourhood, just a short walk to sought after schooling, near transit, and an easy walk or drive to Edgemont Village.

**Listed at \$2,425,000**

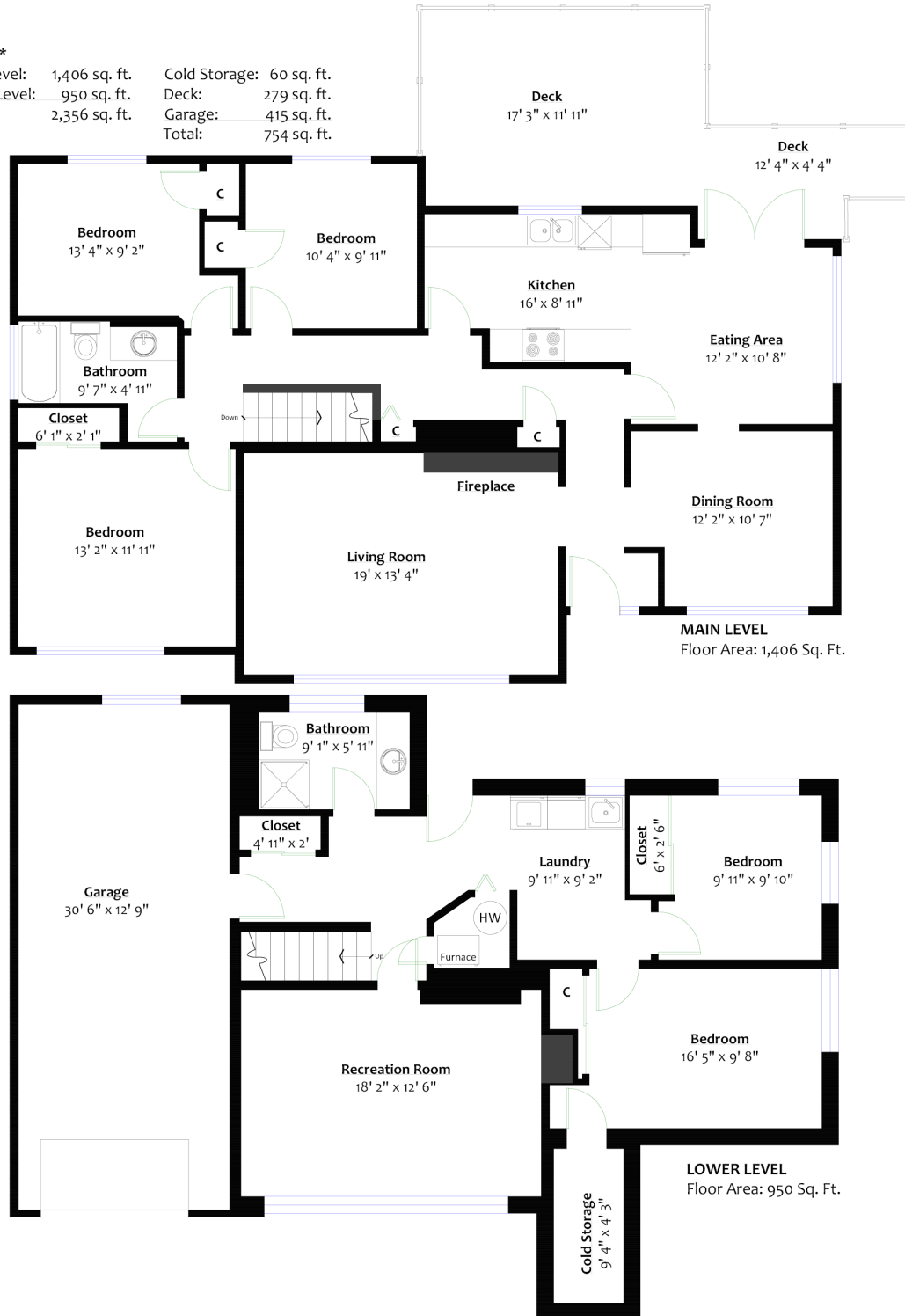






**Totals\*\***

Main Level:	1,406 sq. ft.	Cold Storage:	60 sq. ft.
Lower Level:	950 sq. ft.	Deck:	279 sq. ft.
Total:	2,356 sq. ft.	Garage:	415 sq. ft.
		Total:	754 sq. ft.



All information displayed is believed to be accurate but is not guaranteed and should be independently verified. This communication is not intended to cause or induce breach of an existing agency agreement.

For more information or to arrange a private tour:  
Call **604.983.2518** or visit [RealEstateNorthShore.com](http://RealEstateNorthShore.com)