



**309-2004 FULLERTON AVENUE**

**NORTH VANCOUVER**

# GREAT OPPORTUNITY AT WOODCROFT ESTATES!

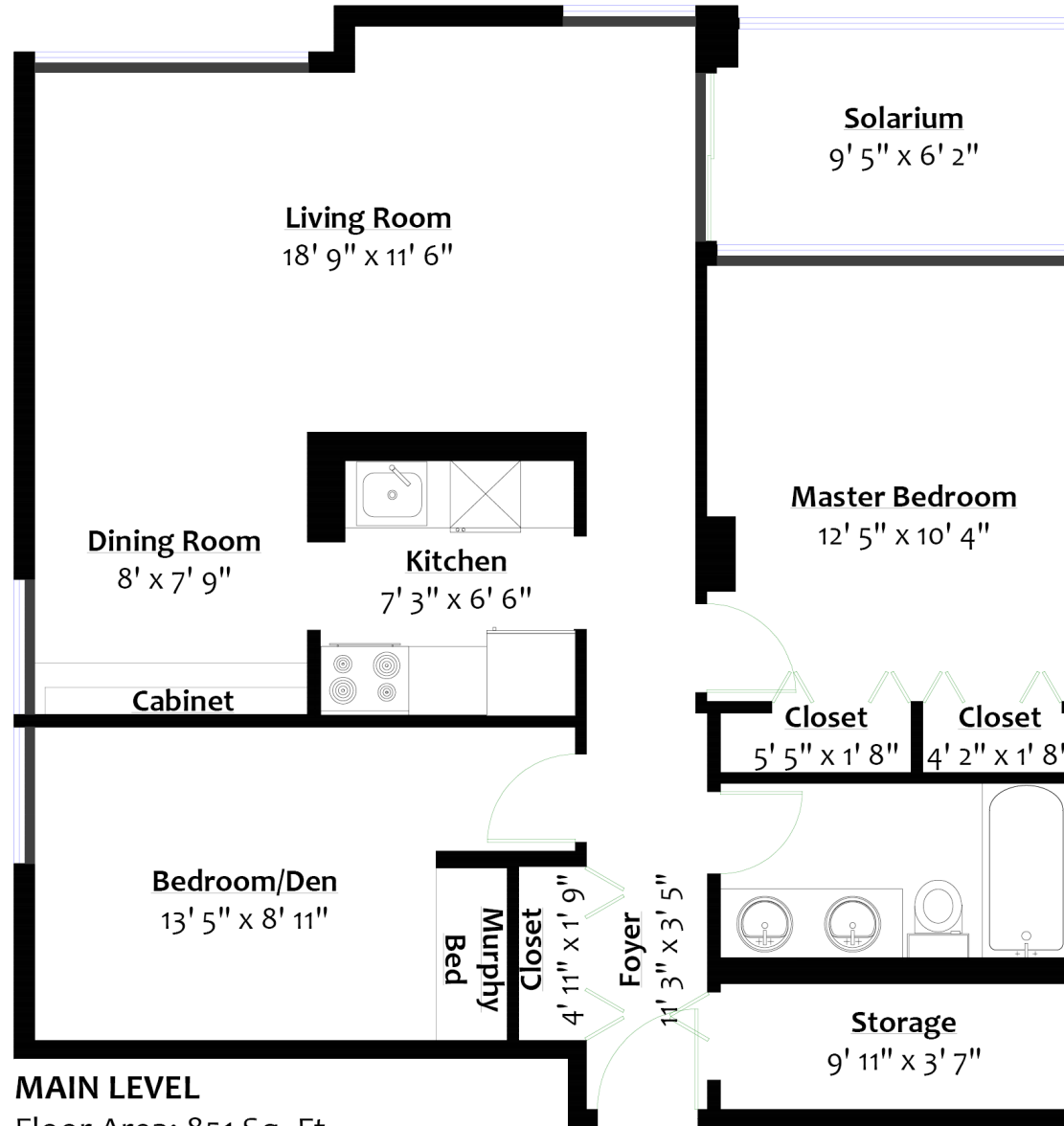
2 Beds | 1 Bath | 843 Sq/ft

■ Great opportunity for first time buyers or investors! Rarely available 09 corner unit at the Whytecliff Building at Woodcroft Estates. Offering 2 bedrooms with good separation, 1 bathroom, and over 800 sq/ft with a terrific southeast exposure and seasonal Capilano river views. Featuring a traditional layout with galley kitchen and L-shaped dining/living room with windows on each side and access to an enclosed balcony. Completing the space is an in-suite storage room and a recently renovated 5 piece bathroom (with his and her sinks). Includes a separate storage locker and one parking. Rentals allowed, no pets. Numerous recent building upgrades and great amenities including indoor pool, hot tub, sauna, exercise room, and more. Terrific location steps to the upcoming Lions Gate Village amenities, near trails, and with easy access to Marine Drive, Park Royal, and downtown Vancouver.

**Listed at \$479,000**







**MAIN LEVEL**  
Floor Area: 851 Sq. Ft.



All information displayed including measurements and square footage is approximate, and although believed to be accurate is not guaranteed. 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  
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