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**Century 21 In Town Realty**  
10-323 Jervis Street  
Vancouver, BC  
V6C 3P8

2998 W 22ND AVENUE, Vancouver West, BC, V6L 1M8, Ca

MLS®# R2673939



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Property Value	\$3,100,000
Type	House/Single Family
Style	Rancher/Bungalow
Basement	Partly Finished
Year Built	1952
Taxes	9247.14
Living Area	1,772 sq.ft.
Lot Depth	122.11 ft
Lot Size Area	5,494.90 sq.ft.
Bedrooms	3
Bathrooms	2 full

## Description

Welcome to Arbutus Ridge-MacKenzie Heights. This corner lot home elevates nicely with a surprising view of the City & North Shore mountains. The high corner lot is a superb opportunity to build a dream home in one of the most desirable - and QUIET - neighbourhoods of Vancouver. All age ranges of schools close by, parks, community centres, shopping, transit and UBC make this location the perfect family choice. Existing home is livable but sold as is where is. Tenants on upper level are month to month but would love to stay. Buy, hold and build. Large fenced back yard, huge storage. First Viewings - 9 April by APPT. Offers if any, by 5:00pm - 13 April. Call or text Mike. Please no touch base. Photos shortly !



