

**ROSSETTI**



**4604 RANGER AVENUE**

CANYON HEIGHTS, NORTH VANCOUVER



# WELL MAINTAINED CANYON HEIGHTS FAMILY HOME

3 Beds | 1 Bath | 1,795 Sq/Ft

■ Well maintained Canyon Heights home on a 7,500 sq/ft west facing lot with partial city views. First time available in over 50 years. The house is in clean, original condition - perfect to renovate, expand, rebuild, or hold for future redevelopment. Featuring a practical split level design with 3 bedrooms, 1 bathroom, and nearly 1,800 sq/ft. The main offers a sundrenched west facing living room with large picture windows and a wood burning fireplace. The dining room is a generous size and offers easy access to the kitchen which features an eating area, windows overlooking the yard, and walk-out access to your private backyard. The upper level offers 3 bedrooms and a 4-piece bathroom. The lower level includes a spacious recreation room, workshop, and a large laundry room with separate access (for suite potential). Featuring a single car carport and a large deck with mountain and partial downtown city views (with enhanced views available with redevelopment). Additional features include original oak inlaid hardwood floors, crawl space storage, and updated high efficiency furnace. Situated on a 65' x 116' east/west oriented lot with a grand front boulevard and fenced backyard. In an ideal family friendly neighbourhood with Canyon Heights Elementary a short walk from your door and within walking distance of Handsworth Secondary. Well located with great recreation and trails close by; and just a short drive to Grouse Mountain and Edgemont Village.

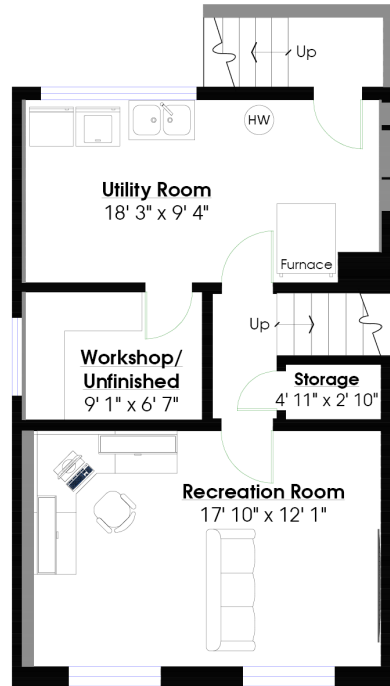




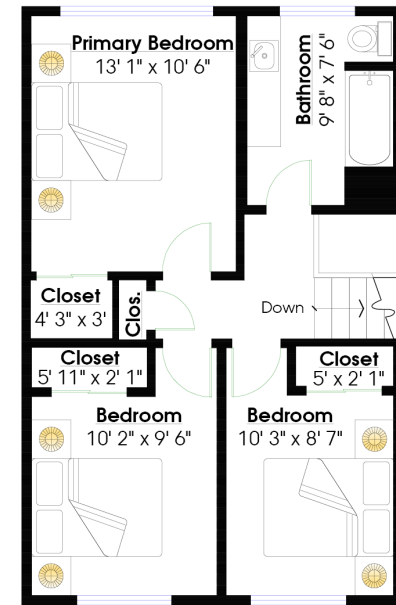
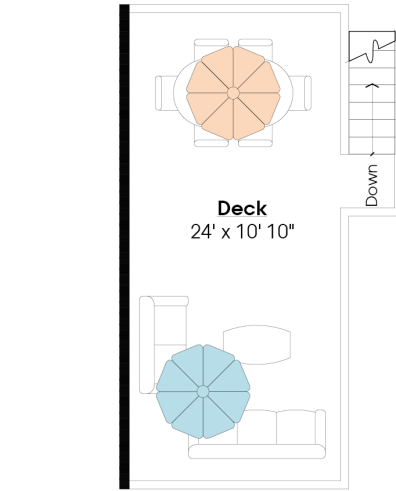
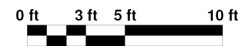
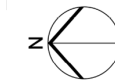
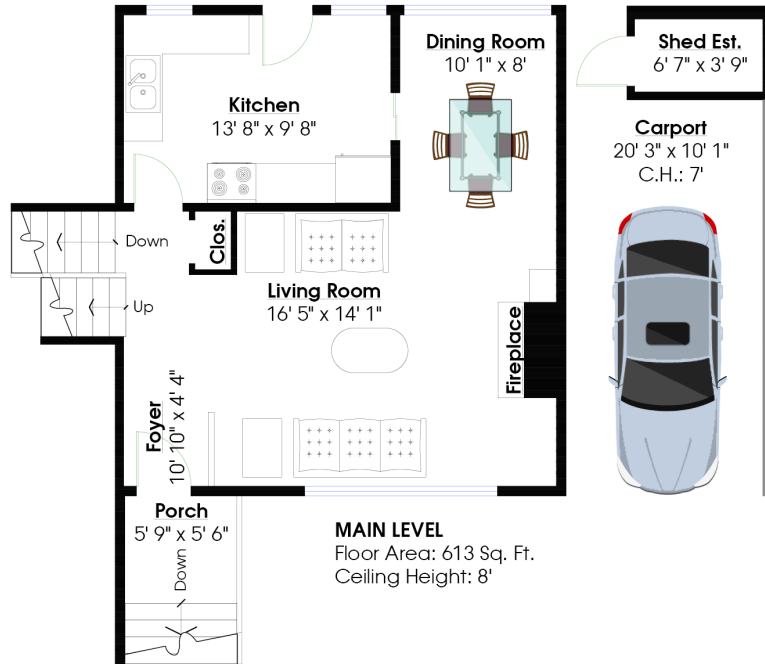
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## SQ/FT TOTALS \*\*

Main Level:	613 sq/ft	Carpport:	218 sq/ft
Upper Level:	586 sq/ft	Shed:	37 sq/ft
Lower Level:	596 sq/ft	Deck:	281 sq/ft
TOTAL:	1,795 sq/ft	Porch:	31 sq/ft



**LOWER LEVEL**  
 Floor Area: 596 Sq. Ft.  
 Ceiling Height: 7' 3"



**UPPER LEVEL**  
 Floor Area: 586 Sq. Ft.  
 Ceiling Height: 8'

Layout by BC Floorplans. \*\* While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed. E&O Insured for \$1,000,000. Information should not be relied upon without independent verification.