

5446 Cliffridge Ave
North Vancouver, BC V7R 4M4



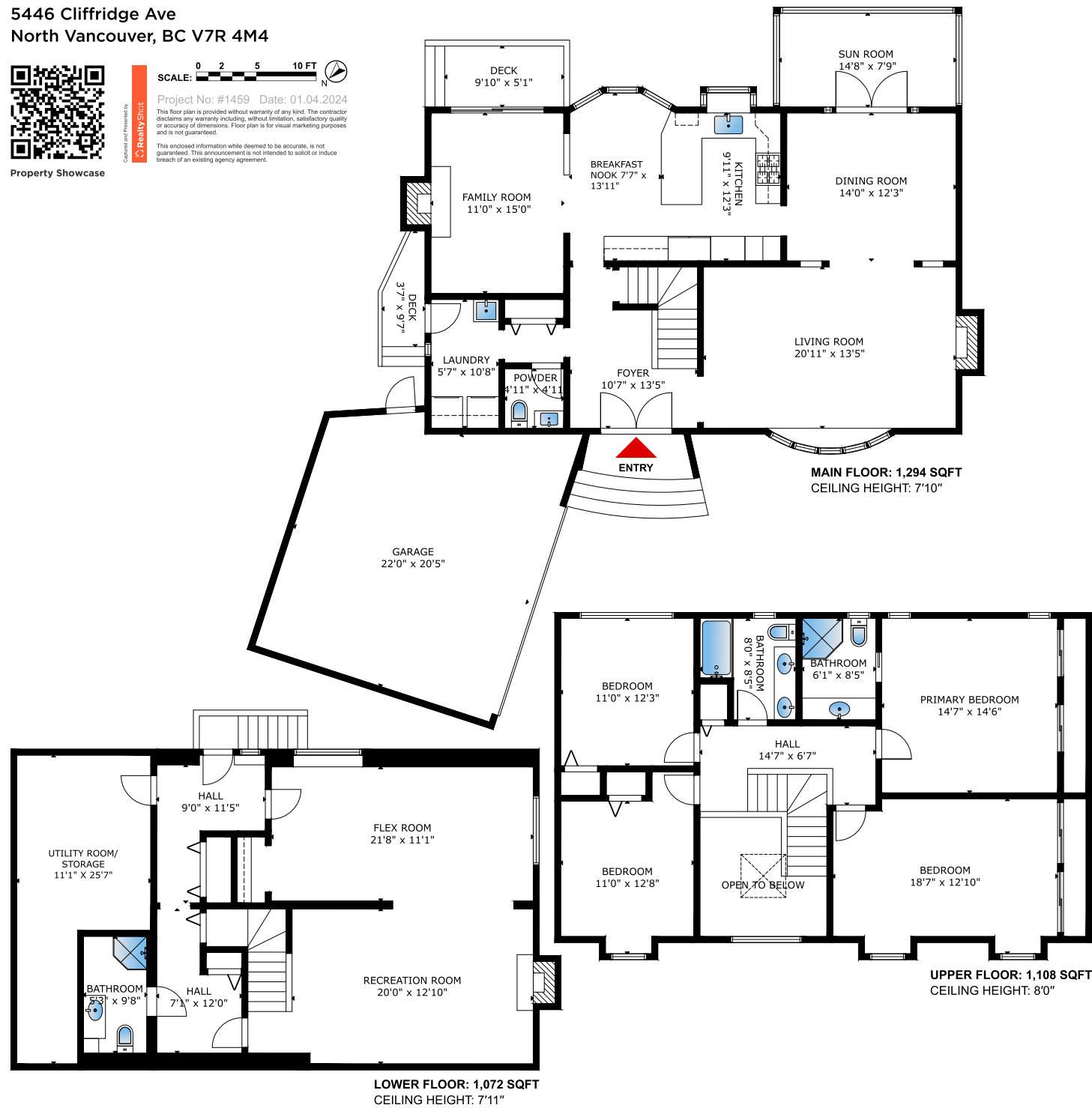
Property Showcase

Courtesy and Presented By
eXp Realty Inc.

SCALE: 0 2 5 10 FT

Project No: #1459 Date: 01.04.2024

This floor plan is provided without warranty of any kind. The contractor disclaims any responsibility, without limitation, satisfactory quality or accuracy of dimensions. Floor plan is for visual marketing purposes and is not guaranteed.
This enclosed information while deemed to be accurate, is not guaranteed. This announcement is not intended to solicit or induce breach of an existing agency agreement.



5446 CLIFFRIDGE AVENUE



ELAINE KAY
REALTOR

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Area: 3,474 Squarefeet	Bedroom(s): 4	Bathroom(s): 4
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY		
● LIVING AREA		3,474 SQ FT
Upper Floor		1,108 SQ FT
Main Floor		1,294 SQ FT
Lower Floor		1,072 SQ FT
● EXTRAAREA		536 SQ FT
Garage		458 SQ FT
Deck		78 SQ FT

ELAINE KAY
REALTOR



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DELIGHTFUL 4 BEDROOM FAMILY HOME

You will be charmed by this exquisite 4 bedroom, 4 bathroom home in the heart of Canyon Heights from the moment you step inside. The vaulted ceiling entryway basks in natural light, creating a bright & airy feel that is fresh & inviting. Get cozy in front of 3 gas fireplaces and in the beautiful sun room overlooking the south-facing treed backyard, offering ultimate privacy as you enjoy a dip in the heated swimming pool and hot tub. A separate entranced lower level, with 787 sq ft of living space, offers many possibilities, including a 5th bedroom. Extensively updated, there is plenty to enjoy in this 3,474 sq ft house, with parking for up to 6 cars. Minutes from Capilano Bridge, Grouse Mountain, Cleveland Dam, trails, playgrounds and top-tier Montroyal Elementary & Handsworth Secondary.



Interior Floor Area: 3,474 SQ FT
Exterior Floor Area: 536 SQ FT
Year Built: 1975
Taxes: \$9,026.46

Bedrooms: 4
Bathrooms: 4
Elementary: MONTROYAL
Secondary: HANDSWORTH

