



CANYON HEIGHTS
\$2,200,000

872 Clements Ave, North Van



Peaceful Family Living



This spacious 5-bedroom, 2-bathroom home located in the sought after Canyon Heights neighbourhood boasts a spacious backyard, sun-drenched decks and breathtaking mountain views with a roomy interior ready for your personal touch. Situated on a 9,000sf lot, this home has been cherished by the same family for over 50 years.



Nestled between lush forests and stunning mountains, it offers an abundance of outdoor activities. Edgemont Village, Capilano River Trails and Grouse Mountain Skiing are just minutes away. Plus you're just a short drive from downtown Vancouver, giving you easy access to the city's vibrant scene. With its tight knit community, excellent schools and fabulous new rec centre, Canyon Heights is an ideal place to live.



Paula Castellon
 604-828-8531
 paula@castellon.ca
 www.HiPaula.com

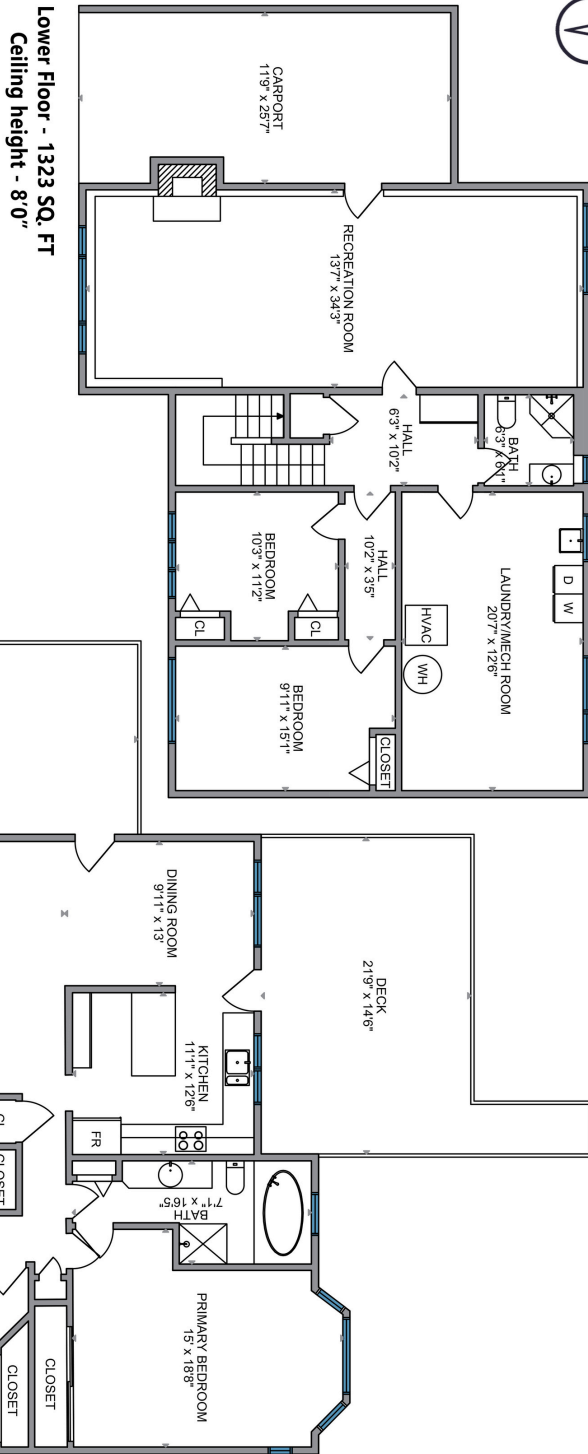


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#1500 - 701 West Georgia St Vancouver, British Columbia V7Y1C6

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	LIVING AREA	2726 SQ. FT.	EXTRA AREA	967 SQ. FT.
Main Floor	1403 SQ. FT.	Carport	290 SQ. FT.	
Lower Floor	1323 SQ. FT.	Deck	677 SQ. FT.	

*Floor plans are intended to give a general indication of the proposed layout only.

*All dimensions are not guaranteed, not intended to form part any contract or warranty.



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