

3940 Ruby Avenue, North Vancouver, BC, V7R 4B2, Canada

MLS®# R2409872



<b>Property Value</b>	\$1,688,000
<b>Type</b>	House
<b>Basement</b>	Fully Finished, Separate Entry
<b>Parking</b>	Carport; single
<b>Year Built</b>	1954
<b>Taxes</b>	\$7,622.18
<b>Living Area</b>	2,692 sq.ft.
<b>Lot Frontage</b>	65 ft
<b>Lot Depth</b>	140 ft
<b>Lot Size Area</b>	7,150 sq.ft.
<b>Bedrooms</b>	5
<b>Bathrooms</b>	3 full

#### Description

Updated 5 bedroom, 3 bathroom, 2 level family home in the most desirable Edgemont Village neighbourhood! Direct access to Eldon Park at rear of property. Private fenced yard. H/W floors. Stunning kitchen/dining area that opens onto large deck for outdoor entertaining. Large windows stream in natural light + brings the backyard "nature" into your home. 2 bedrooms on the main (large master with walk-in closet ) and an exceptionally large fully finished basement with 3 additional bedrooms, 2 full bathrooms, recreational room plus kitchenette, laundry and storage area. Bonus detached studio behind enclosed carport makes for a perfect kids hideaway or playroom! Walk to Edgemont Village, just steps to Cleveland Elementary & Handsworth School! Incredible Offering!