

# \$2,399,000 - 3566 W 11th Avenue, Vancouver

MLS® #R3057050

**\$2,399,000**

3 Bedroom, 2.00 Bathroom, 1,745 sqft

Single Family on 0.09 Acres

N/A, Vancouver, British Columbia

Charming Kitsilano bungalow ready for your design ideas, or perfect re-development lot. Nestled in a prime Kits location boasting a south-facing back yard, this lovely home is located on a beautiful quiet treed street just steps to Almond Park + tennis courts, short walk to West Broadway cafes, bakeries, shopping, and transit. Standard size 33 x 122 R1-1 zoned lot presents lots of options. Main floor boasts comfortable living room, corner dining area and kitchen with 2 great bedrooms. Downstairs features open concept rec room with den and extra bedroom area, plus extra storage room, and laundry area. Beautiful treed + fenced back yard with wood entertaining deck + single car size shed. Easy to show. (id:6289)

Built in 1937

## Essential Information

<b>Listing #</b>	<b>R3057050</b>
<b>Price</b>	<b>\$2,399,000</b>
<b>Bedrooms</b>	<b>3</b>
<b>Bathrooms</b>	<b>2.00</b>
<b>Square Footage</b>	<b>1,745</b>
<b>Acres</b>	<b>0.09</b>
<b>Year Built</b>	<b>1937</b>
<b>Type</b>	<b>Single Family</b>
<b>Sub-Type</b>	<b>Freehold</b>
<b>Style</b>	<b>2 Level</b>



## Community Information

Address	3566 W 11th Avenue
Subdivision	N/A
City	Vancouver
Province	British Columbia
Postal Code	V6R2K2

## Amenities

Amenities	Recreation, Shopping
Features	Central location

## Interior

Appliances	All
Heating	Natural gas Forced air
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes
Basement	Unknown

## Listing Details

Listing Office	Engel & Volkers Vancouver
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