# \$3,098,888 - 2719 E 46th Avenue, Vancouver

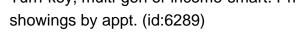
MLS® #R3059308

## \$3,098,888

6 Bedroom, 7.00 Bathroom, 3,323 sqft Single Family on 0.09 Acres

N/A, Vancouver, British Columbia

Completed in 2025, this custom Killarney residence delivers 3 homes in 1: sunlit main home (3 beds + office), legal 2-bed suite & private 1-bed laneway. South-facing on a quiet street, it pairs calm volumes & craft: 10´ ceilings, sculptural glass stair, bespoke millwork. EntertainerÂ's kitchen with premium appl. + spice kitchen flows to dining & family rms, fireplaces & gas-ready patio. Upstairs, all 3 beds have ensuites; primary adds terrace with mtn views. Downstairs has rec rm, full bath & sauna beside the legal suite. Comforts: A/C, HRV, radiant heat, EV-ready (2x200A) + 2-5-10 warranty. Near parks, schools & Killarney CC; River District mins away. Architect Vincent Wan; built by Vanridge. Turn-key, multi-gen or income-smart. Private





#### **Essential Information**

Listing # R3059308 Price \$3,098,888

6 **Bedrooms** 

7.00 **Bathrooms** 

Square Footage 3,323

Acres 0.09

Year Built 2025

Type Single Family

Sub-Type Freehold







Style 2 Level

# **Community Information**

Address 2719 E 46th Avenue

Subdivision N/A

City Vancouver

Province British Columbia

Postal Code V5S1A6

#### **Amenities**

Parking Spaces 2

Parking Carport, Garage

# of Garages 2

View View

### Interior

Appliances All

Heating Baseboard heaters, Heat Pump, Radiant heat

Cooling Air Conditioned

Fireplace Yes # of Fireplaces 2

Has Basement Yes

Basement Separate entrance

#### **Exterior**

Exterior Features Underground sprinkler

# **Listing Details**

Listing Office Macdonald Realty





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