

FOR SALE & *for living*

50 E King Edward Avenue,
Vancouver



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HOT OPPORTUNITY in Vancouver's highly desirable WEST OF MAIN neighbourhood. This one of a kind contemporary style renovated Vancouver Special home is ready for moving into just the way it is. The stylish home was fully remodeled and redesigned by skilled trades to incorporate clean lines and sleek finishes. Unique touches such as epoxy concrete floors and fireplace surround, custom breakfast bar, fully integrated dishwasher and space saving linear kitchen keeps the space open and flowing. Kitchen opens up onto a sun-drenched South facing Westcoast Cedar deck overlooking serene green space. Cute and practical 1 bedroom mortgage helper suite with full height ceilings and separate laundry. Conveniently located in the heart of the vibrant Mount Pleasant neighbourhood, with plenty of dining and shopping plus just blocks from the Canada Line. Bonus: off street parking for up to 4 cars. Don't miss out on this gem!

INFORMATION YOU NEED TO KNOW:

PRICE	\$1,188,800
ADDRESS	50 E King Edward Avenue
AREA	Main
TYPE	2 Bedrooms, 1 Bathroom + Den 1 Bedroom ground level suite
SQ FT	1,634
YEAR BUILT	1978
VIEW	Mountain
TAXES	\$3,761.73
OUTDOOR	2 decks and ground level patio
MLS NO.	V1108119
LOT DIMENSIONS	25 x 107

INFORMATION YOU **want** TO KNOW:



Distance to Groceries:

0.2 km



Nearest Park

Heather Park



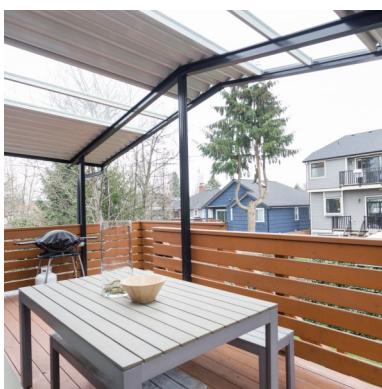
Schools nearby:

2 minutes



Coffee shops within 1km:

12



THIS COMMUNICATION IS NOT INTENDED TO CAUSE OR INDUCE A BREACH OF ANY EXISTING AGREEMENT(S).

Derek Kai

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LOCATION

- Vibrant Mount Pleasant neighbor (West of Main Street) full of dining and shopping options
- Easy access to the Canada Line, bus routes and just minutes from Downtown Vancouver

SCHOOLS

- General Wolfe Elementary
- Eric Hamber Secondary
- L'Ecole Bilingue Elementary
- General Gordan Elementary
- Winston Churchill Secondary

LOT SIZE

- 25 x 107 foot lot with sun-drenched South facing deck and garden

HOME

- 1,634 square foot, 2 level home
- 1 bedroom ground level suite with full height ceilings and laminate floors
- Contemporary redesign in 2010 completed by skilled trades
- Epoxy concrete floors on the upper level to ultra modern styling
- Space saving linear kitchen opening onto a sunny Westcoast cedar deck with awning for year round use
- 2 car attached garage and driveway for 2 additional parking spots off street
- Walk Score: 93





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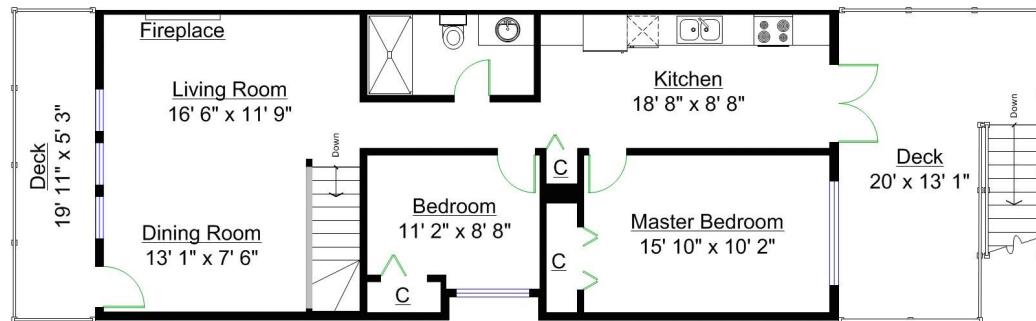
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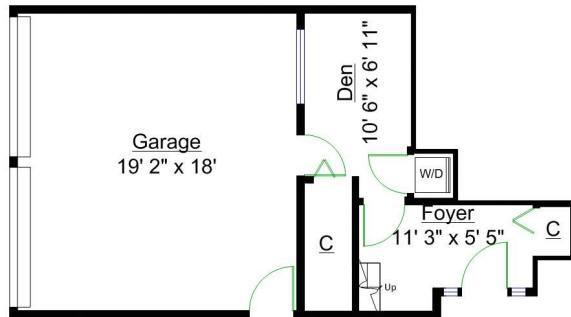
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UPPER LEVEL



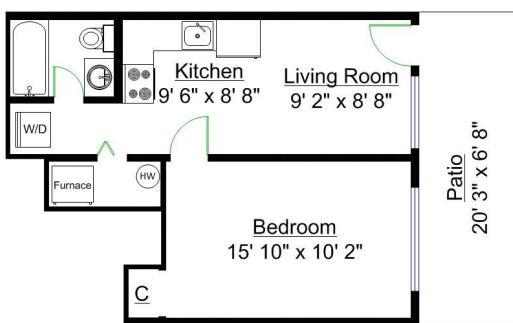
GROUND LEVEL

Totals**

Ground Level:	223 sq. ft.
Ground Level Suite:	444 sq. ft.
Upper Level:	946 sq. ft.
TOTAL(FIN.):	1,613 sq. ft.
Mechanical:	21 sq. ft.
GRAND TOTAL:	1,634 sq. ft.

Other Areas

Garage:	373 sq. ft.
Deck 1:	104 sq. ft.
Deck 2:	254 sq. ft.
Patio:	135 sq. ft.
TOTAL:	866 sq. ft.



GROUND LEVEL SUITE



0 ft 3 ft 7.2 in 6 ft 12 ft

** Approx. based on interior measurements to exterior walls
** Total square footage not taken from original blueprints
** Includes under-height areas

Susan Chow

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