

**Kasha Riddle**  
**Phone:** 604-803-7070  
**Mobile:**  
**Fax:**  
**Email:** kashariddle@gmail.com

**RE/MAX CREST REALTY**  
**101-2609 Westview Drive**  
**North Vancouver, BC**

**80 1036 Premier St, Edgewater Estates, North Vancouver, BC, Canada**



<b>Property Value</b>	\$329,000
<b>Type</b>	townhouse
<b>Parking</b>	none
<b>Living Area</b>	1,160 sq.ft.
<b>Bedrooms</b>	3
<b>Bathroom</b>	1 full

## Description

Welcome to the best starter home in North Vancouver. The covered front entrance is conveniently located near to the parking area in a complex that is pet-friendly, family-orientated and situated on a quiet tree-lined street. The mirrored entrance hall leads to a very spacious open-plan lounge/dining area. This bright laminate- floored space, leads to a larger than average enclosed garden area with potential for both a tiled barbeque patio as well as a lawn and bedded area. This patio is definitely one of the largest at Edgewater Estates, it is South- West facing, bright and above the fence has a lovely view of North Van's leafy trees. The yard also has a large storage shed.

Back inside, the dining area leads into a kitchen outfitted with relatively new appliances, (approximately 3 years old) and a double-door, whirlpool refrigerator/freezer. For your convenience, the unit also features a newer washer contained in a shelved storage closet off of the hallway.

The bathroom is completely renovated with new flooring, tub and a beautiful vanity set. All brand new!

The master bedroom is large and bright with windows facing the garden. There are 2 large "his and her" double-doored closets. This bedroom is so large that one could easily furnish it with a king-size bed, night tables and a vanity set.

The second bedroom also has a view of the garden and is floored with the same elegant laminate flooring as is throughout the rest of the unit.

The third bedroom can comfortably be used as a games room, TV room, artist's studio or home office.

Don't miss out on this investment and lifestyle opportunity in one of the best starter homes in Edgewater Estates. Rentals are allowed and the complex is within easy access to Capilano College, grocery stores and the second narrows bridge and in close proximity to biking and walking trails.

Call Kasha Riddle at 604-803-7070 for a private viewing!

