



Presented by:  
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**Active**  
**R3005105**  
Board: V  
House/Single Family

**2268 EDMONT BOULEVARD**  
North Vancouver  
Mosquito Creek  
V7P 2K9

Residential Detached  
**\$1,619,000** (LP)  
(SP)



List Date:	<b>5/20/2025</b>	If new, GST/HST inc?:	Original Price: <b>\$1,659,000</b>
Days On Market:	<b>35</b>	Bedrooms:	<b>2</b>
Sold Date:		Bathrooms:	<b>1</b>
Meas. Type:	<b>Feet</b>	Full Baths:	<b>1</b>
Frontage(feet):	<b>0.00</b>	Half Baths:	<b>0</b>
Frontage(metres):		Rear Yard Exp: <b>East</b>	Gross Taxes: <b>\$5,546.40</b>
Depth / Size:		P.I.D.: <b>011-398-906</b>	For Tax Year: <b>2024</b>
Lot Area (sq.ft.):	<b>7,523.00</b>	Flood Plain:	Tax Inc. Utilities?:
Lot Area (acres):	<b>0.17</b>		Tour:
View:	<b>No :</b>		
Complex/Subdiv:			
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces: **0**  
Fireplace Fuel:  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2021**  
Rain Screen:  
Metered Water:  
R.I. Plumbing: **No**

Total Parking: **2** Covered Parking: **1** Parking Access:  
Parking: **Garage; Single**  
Driveway Finish:  
Dist. to Public Transit: **5 blocks** Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Hardwood, Tile**

Legal: **LOT 33, BLOCK 7, PLAN VAP4687, DISTRICT LOT 552, GROUP 1 NEW WESTMINSTER DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Marina Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	762	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13'7 x 11'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Primary Bedroom	9'11 x 9'8			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	9'4 x 9'2			x	
Finished Floor (Basement):	0	Main	Kitchen	9'5 x 8'4			x	
Finished Floor (Total):	762sq. ft.	Main	Dining Room	9'5 x 9'2			x	
Unfinished Floor:	403	Main	Office	13'5 x 6'4			x	
Grand Total:	1,165sq. ft.	Below	Laundry	16'5 x 3'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Storage	18'8 x 7'5			x	
		Below	Storage	7'6 x 3'2			x	
		Below	Utility	8'8 x 5'2			x	
Suite:				x			x	
Basement:Separate Entry, Unfinished				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

Listing Broker(s): **Oracle Realty Ltd.**

**Wow, this is a great property at this price point, the existing home offers 2 bedrooms, an updated beautiful 3 piece bathroom with walk in shower. A bright kitchen a good sized living room with hardwood floors throughout. At the front of the house is a large office area. A laneway home can be built at the rear of the property, which backs onto a paved rear lane with larger new homes. This property offer lots of options to potential buyers, live in the existing home and enjoy the property as is or build a lane way at the rear of the property or demolish the existing home and build your dream home and or laneway home.**