



Presented by:

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Dunnigan Homes Real Estate Group

Oakwyn Realty Ltd.

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Board: V

House/Single Family

971 CANYON BOULEVARD

North Vancouver

Canyon Heights NV

V7R 2K2

Residential Detached

\$2,395,000 (LP)

(SP)



Sold Date:

If new, GST/HST inc?:

Original Price: **\$2,395,000**Meas. Type: **Feet**Bedrooms: **4**Approx. Year Built: **1964**Frontage(feet): **66.00**Bathrooms: **3**Age: **62**Frontage(metres): **20.12**Full Baths: **2**Zoning: **RS3**Depth / Size: **120**Half Baths: **1**Gross Taxes: **\$7,095.57**Lot Area (sq.ft.): **7,920.00**

Rear Yard Exp:

For Tax Year: **2026**Lot Area (acres): **0.18**P.I.D.: **012-380-555**

Tax Inc. Utilities?:

Flood Plain:

Tour:

View:

Yes: Grouse Mountain

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Sanitary Sewer, Water**

Sewer Type:

Water Supply: **City/Municipal**Style of Home: **2 Storey**Construction: **Frame - Wood**Exterior: **Brick, Stucco, Wood**Foundation: **Concrete Perimeter**

Renovations:

Reno. Year:

Total Parking: **3**Covered Parking: **1**Parking Access: **Front**# of Fireplaces: **2** R.I. Fireplaces:

Rain Screen:

Parking: **Carport; Single**

Driveway Finish:

Dist. to Public Transit: **250m**Dist. to School Bus: **700m**Fireplace Fuel: **Natural Gas**

Metered Water:

Title to Land: **Freehold NonStrata**

Land Lease Expiry Year:

Fuel/Heating:

R.I. Plumbing:

Property Disc.: **Yes**Fixtures Leased: **No**Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**Fixtures Rmvd: **:**Type of Roof: **Wood**Floor Finish: **Hardwood, Tile, Carpet**Legal: **LOT F, BLOCK 8, PLAN VAP3670, DISTRICT LOT 594, GROUP 1, NEW WESTMINSTER LAND DISTRICT**Amenities: **Air Cond./Central, Pool; Outdoor**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Vaulted Ceiling**

Finished Floor (Main):	1,223	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,348	Main	Living Room	12'8 x 24'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	8'7 x 16'8			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	9'0 x 15'7			x	Above 4
Finished Floor (Basement):	0	Main	Family Room	13'2 x 15'5			x	Above 5
		Main	Laundry	7'3 x 10'5			x	
Finished Floor (Total):	2,571sq. ft.	Main	Foyer	12'1 x 10'2			x	
Unfinished Floor:	0	Above	Primary Bedroom	13'1 x 17'2			x	
Grand Total:	2,571sq. ft.	Above	Walk-In Closet	4'9 x 8'1			x	
		Above	Bedroom	21'1 x 6'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	13'2 x 17'8			x	
		Above	Bedroom	10'2 x 18'3			x	
Suite:		Above	Recreation Room	13'2 x 11'7			x	
Basement:None		Above	Walk-In Closet	4'7 x 5'8			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 13	MHR#:	CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:						

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

This is the kind of home that simply feels like home. This traditional family residence on a sought-after street, offers a wonderfully inviting floorplan designed for everyday life, & effortless entertaining. The main level features a welcoming living room, dining room, kitchen, family room & mudroom, while upstairs offers four bedrooms plus recreation room—plenty of space for everyone to gather, retreat and grow. Enjoy the comfort of AC! The real magic is outside. The private, south-facing backyard is a lush summer oasis, complete with large pool, slide, diving board & cabana. This is where long summer days turn into spontaneous dinners, where friends linger long after sunset & every gathering somehow ends up at your house. You may never want to leave. Handsworth & Montroyal catchments.