



Helen Grant

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Stivhavn Real Estate Services

#104 2770 Valley Centre Avenue

North Vancouver, BC

V7J 0C8

3633 Garibaldi Drive, North Vancouver, BC, V7H 2W2, Canada

MLS®# R2537912



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Property Value	\$1,549,000
Type	House
Style	4 Level Split
Parking	4 Cars, 2 Covered
Year Built	1989
Taxes	\$6,246.23 (2020)
Living Area	2,381 sq.ft.
Lot Size Area	5,355 sq.ft.
Bedrooms	5
Bathrooms	2 full & 1 half

Description

Lovingly maintained 5 bed family home next to Garibaldi Park within a five minute walk to EVERYTHING. You'll love the convenience to Parkgate Shopping Center, Library, Rec Center, Golf Course, Daycare and Seymour Mtn. Your home features on the main an inviting living & dining room with vaulted ceiling with gas fireplace separate family room with wood burning fireplace, kitchen and den.

Upstairs are 3 full bedrooms and two additional bedrooms below. A sunning southeast facing fully fenced flat back yard is perfect year round enjoyment. Furnace replaced 2016, Hot Water tank 2018, New carpets down & in den, appliances replaced 2017, with Dryer 2020, Roof replaced, 2007 with 25year warranty, 2011 painted the exterior. Double car garage. Sherwood Park Elementary, Dorothy Lynas Elementary, Windsor Park Secondary School. Worry-free home!



