



Presented by:  
**Sean Stevens PREC\***

Macdonald Realty  
Phone: 604-782-0821  
http://www.seanstevens.ca  
contact@seanstevens.ca



**SEAN STEVENS**  
PERSONAL REAL ESTATE CORPORATION

**Active**  
**R2632368**  
Board: V  
House/Single Family

**950 E 17TH AVENUE**  
Vancouver East  
Fraser VE  
V5V 1C2

Residential Detached  
**\$1,699,900** (LP)   
(SP)



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$1,699,900**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1957**  
Frontage(feet): **33.00** Bathrooms: **2** Age: **64**  
Frontage(metres): **10.06** Full Baths: **1** Zoning: **RM-1**  
Depth / Size: **122** Half Baths: **1** Gross Taxes: **\$6,006.40**  
Lot Area (sq.ft.): **4,026.00** Rear Yard Exp: **South** For Tax Year: **2021**  
Lot Area (acres): **0.09** P.I.D.: **013-000-951** Tax Inc. Utilities?: \_\_\_\_\_  
Flood Plain: \_\_\_\_\_ Tour: \_\_\_\_\_  
View: **Yes: North Shore Mountains**  
Complex/Subdiv: \_\_\_\_\_  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

Renovations: \_\_\_\_\_ Reno. Year: \_\_\_\_\_  
# of Fireplaces: **0** R.I. Fireplaces: \_\_\_\_\_ Rain Screen: \_\_\_\_\_  
Fireplace Fuel: \_\_\_\_\_ Metered Water: \_\_\_\_\_  
Fuel/Heating: **Forced Air** R.I. Plumbing: \_\_\_\_\_  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**  
Floor Finish: **Hardwood, Mixed, Tile**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Add. Parking Avail., Garage; Double**  
Driveway Finish: \_\_\_\_\_  
Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: \_\_\_\_\_  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**

Legal: **LOT G BLOCK 80 DISTRICT LOT 301 PLAN 3278**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**  
Features: **Clothes Washer, Drapes/Window Coverings, Refrigerator, Stove**

Finished Floor (Main):	1,124	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	5'8 x 3'10	x			Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'4 x 13'	x			Main 4
Finished Floor (Below):	1,055	Main	Dining Room	13' x 6'11	x			Below 2
Finished Floor (Basement):	0	Main	Kitchen	11'11 x 9'6	x			
		Main	Eating Area	9'6 x 6'	x			
Finished Floor (Total):	2,179 sq. ft.	Main	Master Bedroom	13'3 x 11'2	x			
Unfinished Floor:	0	Main	Bedroom	9'9 x 9'6	x			
Grand Total:	2,179 sq. ft.	Main	Bedroom	9'9 x 9'5	x			
		Below	Bedroom	12'9 x 10'	x			
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	9'1 x 9'	x			
		Below	Recreation Room	24' x 11'7	x			
Suite: <b>None</b>		Below	Laundry	18'1 x 12'9	x			
Basement: <b>Partly Finished</b>		Below	Other	10'1 x 4'11	x			

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **13**

Manuf Type: \_\_\_\_\_ Registered in MHR?: \_\_\_\_\_ PAD Rental: \_\_\_\_\_  
MHR#: \_\_\_\_\_ CSA/BCE: \_\_\_\_\_ Maint. Fee: \_\_\_\_\_  
ByLaw Restrictions: \_\_\_\_\_

Listing Broker(s): **Macdonald Realty**



## 950 East 17<sup>th</sup> Avenue, Vancouver

Classic 2 level bungalow on a bright south facing lot on a great tree lined street in a highly coveted CHARLES DICKENS SCHOOL & SUNNYSIDE PARK catchment. Great potential here to have a blank canvas & make a full renovation into a family home w/solid bones. Rare 3 bedrooms on main, original hardwood flooring, updated roof, south rear sun deck & yard, North Shore mountain views, open kitchen w/separate eating area & large 2 car garage. Incredible potential in the large basement w/high 8'2" ceilings, separate entrance, 2 bedrooms, 2 piece bathroom. Basement is mostly unfinished ready for or a suite. Bonus is the RM-1 zoning which allows for a duplex or multi-family townhomes with an assembly - good future investment potential.

**\$1,699,900**

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Personal Real Estate Corporation

E contact@seanstevens.ca W seanstevens.ca



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**Macdonald Realty Ltd.**

Main St. Office  
O: 604.876.8776 | F: 604.876.8623 | www.macrealty.com



QUALIFIED MEMBER FIRM

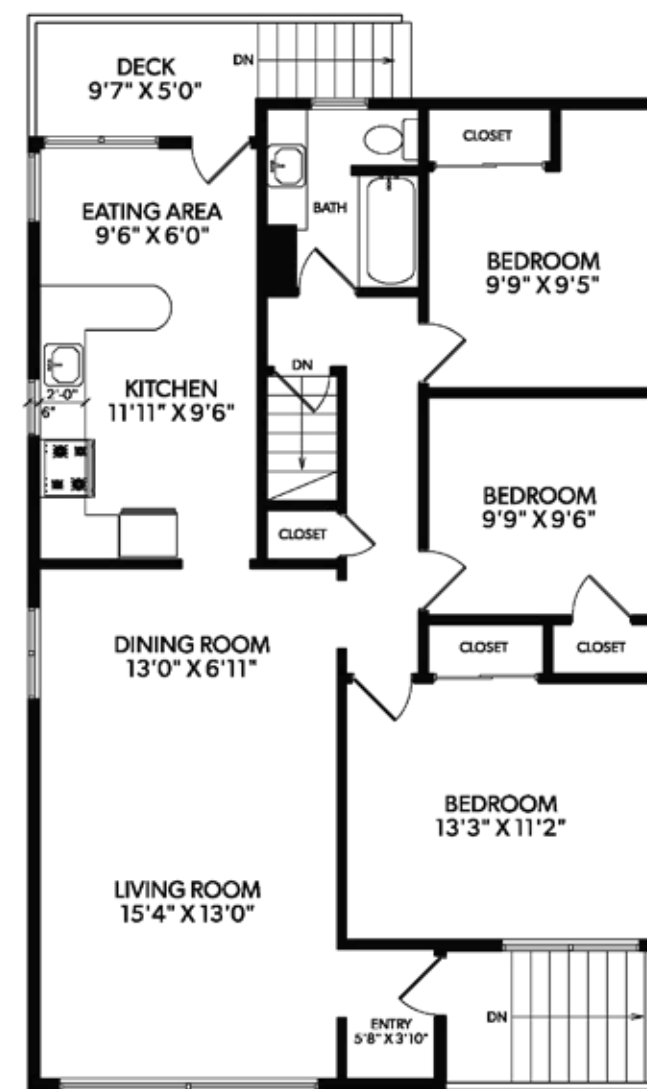
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950 East 17<sup>th</sup> Avenue, Vancouver

Main Floor: 1124 sq.ft.  
 Lower Floor: 1055 sq.ft.  
**Total: 2179 sq.ft.**  
 Deck: 77 sq.ft.

MAIN FLOOR



LOWER FLOOR

