

**Active**  
**R3023317**  
Board: V, Detached  
House/Single Family

## 2676 W 33RD AVENUE

Vancouver West  
MacKenzie Heights  
V6N 2E6

**\$3,450,000** (LP)

(SP)



Days on Market: **0** List Date: **7/4/2025** Seller's Acceptance Date:  
Orig. Price: **\$3,450,000** Expiry Date: **9/30/2025** Subject Removal Date:  
Prev. Price: **\$0** Completion Date:  
Meas. Type: **Feet** If new, GST/HST **Yes** Approx. Year Built: **1937**  
Frontage (feet): **60.00** Bedrooms: **5** Age: **88**  
Frontage (metres): **18.29** Bathrooms: **3** Zoning: **R1-1**  
Depth / Size: **128.9** Full Baths: **2** Gross Taxes: **\$11,856.80**  
Lot Area (sq.ft.): **7,734.00** Half Baths: **1** For Tax Year: **2024**  
Lot Area (acres): **0.18** Rear Yard Exp: **South** Tax Inc. Utilities?: **No**  
Flood Plain: **No** P.I.D.: **013-377-167** Tour:  
View: **:**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type:

Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Carport; Multiple**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Seller's Interest: **Registered Owner** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT 2, BLOCK 18, PLAN VAP2977, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 1**

Amenities:

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

Municipal Charges

Garbage:  
Water:  
Dyking:  
Sewer:  
Other:

Finished Floor (Main): **1,585**  
Finished Floor (Above): **1,626**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **589**  
Finished Floor (Total): **3,800 sq. ft.**  
Unfinished Floor: **565**  
Grand Total: **4,365 sq. ft.**  
Flr Area (Det'd 2nd Res): **sq. ft.**

Suite: **None**  
Basement: **Full**

Crawl/Bsmt. Ht: **# of Levels: 2**  
# of Kitchens: **1** # of Rooms: **17**

Floor	Type	Dimensions
Main	Foyer	6'8x6'5
Main	Living Room	19'11x14'11
Main	Dining Room	13'5x11'11
Main	Media Room	15'11x12'0
Main	Kitchen	13'6x8'2
Main	Eating Area	8'2x6'11
Main	Family Room	19'3x14'2
Main	Patio	19'7x12'10
Above	Flex Room	10'1x8'1
Above	Primary Bedroom	16'4x15'6
Above	Bedroom	13'1x12'6
Above	Bedroom	12'2x9'2
Above	Bedroom	12'2x12'2

Floor	Type	Dimensions
Above	Bedroom	13'3 x 11'11
Bsmt	Recreation Room	16'8 x 14'0
Bsmt	Games Room	15'6 x 13'0
Bsmt	Laundry	38'6 x 13'4
		x
		x
		x
		x
		x
		x
		x

Bathrooms	Floor	#Pcs
Main		2
Above		7
Above		5

Manuf Type:  
MHR#:  
ByLaw Restrictions:

Registered in MHR?:  
CSA/BCE:

PAD Rental:  
Maint. Fee:

List Broker 1: **Macdonald Realty - OFC: 236-471-5707**  
List Desig Agt 1: **Sean P Stevens PREC\* - Phone: 604-782-0821**

List Broker 3:  
**contact@seanstevens.ca**

List Broker 2:  
List Desig Agt 2: **3:**  
Buyer's Broker 1:  
Buyer's Agent 1: **2:**

Appointments: **Touchbase**  
Call: **Sean Stevens**  
Phone: **604-782-0821**

Owner: **Raj Verma**  
Commission: **3.22% ON THE 1ST \$100,000/1.1625% ON THE REMAINDER**

Occupancy: **Vacant**

Realtor **House measured by GMS floorplans. Easy to show ! House comes with renovation plans already done.**  
Remarks:

**Discover this exceptional Mackenzie Heights home, perfectly positioned on the elevated section of West 33rd Avenue, offering North Shore Mountain views from the upper level. Spanning a generous 60 x 128.9 ft lot, this property boasts a south-facing backyard with convenient lane access to a double carport. This 4365 SF, 6 bed, 3 bath residence, features a classic floor plan that had been lovingly maintained by the same family for over five decades. Thoughtful updates over the years ensure modern comfort while preserving its timeless appeal. Ideal for families, this home is located in a vibrant neighborhood with proximity to top-tier private and public schools, parks, recreation, shopping, and dining. Choose to hold it as an investment, renovate with current plans, or build your dream home.**