

Active

R3076298

Board: V , Detached

House/Single Family

2676 W 33RD AVENUE

Vancouver West

Mackenzie Heights

V6N 2E6

\$3,150,000 (LP)

(SP)

Days on Market: 1

Orig. Price: \$3,150,000

Prev. Price: \$0

List Date: 1/5/2026

Expiry Date: 4/30/2026

Seller's Acceptance Date:

Subject Removal Date:

Completion Date:

Meas. Type: Feet

Frontage (feet): 60.00

Frontage (metres): 18.29

Depth / Size: 128.9

Lot Area (sq.ft.): 7,734.00

Lot Area (acres): 0.18

Flood Plain: No

View: :

Complex/Subdiv:

First Nation Reserve:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

If new, GST/HST inc?: Yes

Bedrooms: 5

Bathrooms: 3

Full Baths: 2

Half Baths: 1

Rear Yard Exp: South

P.I.D.: 013-377-167

Approx. Year Built: 1937

Age: 89

Zoning: R1-1

Gross Taxes: \$11,856.80

For Tax Year: 2024

Tax Inc. Utilities?: No

Tour:

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

Seller's Interest: Registered Owner

Property Disc.: Yes

Fixtures Leased: No :

Fixtures Rmvd: :

Floor Finish: Hardwood, Tile, Carpet

Dist. to School Bus:

Land Lease Expiry Year:

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

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Amenities:

Site Influences: Central Location, Golf Course Nearby, Lane Access, Private Yard, Recreation Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

|                            |               |       |                 |             |       |                 |              |            |
|----------------------------|---------------|-------|-----------------|-------------|-------|-----------------|--------------|------------|
| Finished Floor (Main):     | 1,585         | Floor | Type            | Dimensions  | Floor | Type            | Dimensions   | Bathrooms  |
| Finished Floor (Above):    | 1,626         | Main  | Foyer           | 6'8x6'5     | Above | Bedroom         | 13'3 x 11'11 | Floor #Pcs |
| Finished Floor (AbvMain2): | 0             | Main  | Living Room     | 19'11x14'11 | Bsmt  | Recreation Room | 16'8 x 14'0  | Main 2     |
| Finished Floor (Below):    | 0             | Main  | Dining Room     | 13'5x11'11  | Bsmt  | Games Room      | 15'6 x 13'0  | Above 7    |
| Finished Floor (Basement): | 589           | Main  | Media Room      | 15'11x12'0  | Bsmt  | Laundry         | 38'6 x 13'4  | Above 5    |
| Finished Floor (Total):    | 3,800 sq. ft. | Main  | Kitchen         | 13'6x8'2    |       |                 | x            |            |
| Unfinished Floor:          | 565           | Main  | Eating Area     | 8'2x6'11    |       |                 | x            |            |
| Grand Total:               | 4,365 sq. ft. | Main  | Family Room     | 19'3x14'2   |       |                 | x            |            |
| Flr Area (Det'd 2nd Res):  | sq. ft.       | Main  | Patio           | 19'7x12'10  |       |                 | x            |            |
|                            |               | Above | Flex Room       | 10'1x8'1    |       |                 | x            |            |
|                            |               | Above | Primary Bedroom | 16'4x15'6   |       |                 | x            |            |
|                            |               | Above | Bedroom         | 13'1x12'6   |       |                 | x            |            |
|                            |               | Above | Bedroom         | 12'2x9'2    |       |                 | x            |            |
|                            |               | Above | Bedroom         | 12'2x12'2   |       |                 | x            |            |

Suite: None

Basement: Full

Crawl/Bsmt. Ht: # of Levels: 2

# of Kitchens: 1 # of Rooms: 17

Manuf Type:

MHR#:

ByLaw Restrictions:

Registered in MHR?:

CSA/BCE:

PAD Rental:

Maint. Fee:

List Broker 1: Macdonald Realty - OFC: 236-471-5707

List Broker 2:

List Desig Agt 1: Sean P Stevens PREC\* - Phone: 604-782-0821

List Broker 3:

contact@seanstevens.ca

Appointments:

Call:

Phone:

Touchbase

Sean Stevens

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, 5 bed, 3 bath residence, features a classic floor plan that had been lovingly maintained by the same family for over five decades prior to the current owner. 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