

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	List Date: 1/5/2026	Seller's Acceptance Date:
Orig. Price: \$3,150,000	Expiry Date: 4/30/2026	Subject Removal Date:
Prev. Price: \$0		Completion Date:
Meas. Type: Feet	If new, GST/HST inc?: Yes	Approx. Year Built: 1937
Frontage (feet): 60.00	Bedrooms: 5	Age: 89
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.	Total Parking: 6	Covered Parking: 2	Parking Access: Lane
Construction: Frame - Wood	Parking: Carport; Multiple		
Exterior: Stucco	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:		
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: R.I. Fireplaces:	Seller's Interest: Registered Owner		
Fireplace Fuel:	Property Disc.: Yes:		
Fuel/Heating: Forced Air, Natural Gas	Fixtures Leased: No :		
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)	R.I. Plumbing:		
Type of Roof: Asphalt	Fixtures Rmvd: :		
	Floor Finish: Hardwood, Tile, Carpet		

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: **CthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 1,585	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): 1,626	Main	Foyer	6'8"x6'5	Above	Bedroom	13'3"x11'11	
Finished Floor (AbvMain2): 0	Main	Living Room	19'11"x14'11	Bsmt	Recreation Room	16'8"x14'0	
Finished Floor (Below): 0	Main	Dining Room	13'5"x11'11	Bsmt	Games Room	15'6"x13'0	
Finished Floor (Basement): 589	Main	Media Room	15'11"x12'0	Bsmt	Laundry	38'6"x13'4	
Finished Floor (Total): 3,800 sq. ft.	Main	Kitchen	13'6"x8'2				
Unfinished Floor: 565	Main	Eating Area	8'2"x6'11				
Grand Total: 4,365 sq. ft.	Main	Family Room	19'3"x14'2				
Flr Area (Det'd 2nd Res): sq. ft.	Main	Patio	19'7"x12'10				
Suite: None	Above	Flex Room	10'1"x8'1				
Basement: Full	Above	Primary Bedroom	16'4"x15'6				
	Above	Bedroom	13'1"x12'6				
	Above	Bedroom	12'2"x9'2				
	Above	Bedroom	12'2"x12'2				

Crawl/Bsmt. Ht: # of Levels: 2	Manuf Type: 	Registered in MHR?: 	PAD Rental:
# of Kitchens: 1 # of Rooms: 17	MHR#: 	CSA/BCE: 	Maint. Fee:

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

List Broker 3:

contact@seanstevens.caList Desig Agt 1: **Sean P Stevens PREC* - Phone: 604-782-0821**

Appointments:

Touchbase

List Broker 2:

Call:

Sean Stevens

List Desig Agt 2:

Phone:

604-782-0821

Buyer's Broker 1:

Buyer's Agent 1:

3:

3:

Owner: **Raj Verma**

2:

3:

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