



124-2600 E 49th Avenue
Vancouver, BC

Main Floor 820 SQ.FT.
Balcony 75 SQ.FT.



Main Floor: 820 Sq.Ft.
Ceiling Height: 8'

Floor plan not suitable for architectural/construction purposes. ANSI Z765 standard used to calculate square footage. E&O Insured.
Measured November 2022 | Measured by Refine Visuals



124- 2600 E 49TH AVE, VANCOUVER CONDO/ 2 BEDS + 1 BATH/ 820 SQFT \$590,000

Welcome to this bright and cheerful starter home with a Bohemian/Drive vibe. Fantastic opportunity for a first time homebuyer on a budget, looking for 2 bed home and wanting to benefit from the new PPT rules and save \$\$\$! Fantastic location across from Killarney Centre shopping complex. Transit right outside your door with short distances to major hubs. This ground level unit has been freshly painted in brilliant white and comes with 1 parking and a huge insuite storage room. The bedrooms are large and there is lots of additional storage in this home. Step out for a glass of wine or morning coffee onto your quite secluded balcony. Kitty is welcome! The complex also has a car wash station, visitor parking, bike storage, workshop and just got new washers and dryers in the common laundry area.

WWW.PERSELLO.CA for more info. Come and see!



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CONDO/ 2 BEDS + 1 BATH/ 820 SQFT
\$590,000



Type: CONDO
Built: 1972
1 Parking
Pets Allowed w. Restrictions (Cats Yes, Dogs No)
Rentals Allowed w. Restrictions
Tax: \$1,405.65 (2023)

Maint. Fee: \$ 511.49
Management: Ascent
Total Number of Units: 60
Heating: Electric Baseboard
Exercise Centre, Workshop, Dishwasher
Floor Finish: Vinyl/ Linoleum, Carpet

