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**Royal LePage Sussex Realty - Terri Weber**  
2397 Marine Drive  
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**1176 Gordon Avenue, Ambleside, West Vancouver, BC, V7T 1P9, Canada**



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Property Value	\$2,998,000
Type	House
Parking	1 Car Garage; 1 Car Carport
Living Area	1,930 sq.ft.
Lot Size Area	7,241 sq.ft.
Bedrooms	3
Bathrooms	2 full
School District	K - 7 Ridgeview Elementary; 8 - 12 West Vancouver

## Description

A West Vancouver Address to be very proud of Ambleside Charmer – Sought After Location

This is a terrific offering! Fantastic convenient location on sought after Gordon Avenue - beautiful ocean and mountain VIEWS - sundrenched south side of the street - large flat lot (7241 sf) - lane access - surrounded by new homes.

This three bedroom charmer has been lovingly cared for by this second owner of 46 years and has been 'home sweet home' for a family of five. Lots of upgrades including roof, windows, kitchen & appliances. This is a neighbourhood that is hard to beat - close to all the best schools, amenities and beaches and within easy walking distance to Park Royal and Ambleside Park.

This is a West Vancouver address to be very proud of!



