

701-5288 MELBOURNE STREET
VANCOUVER, B.C.

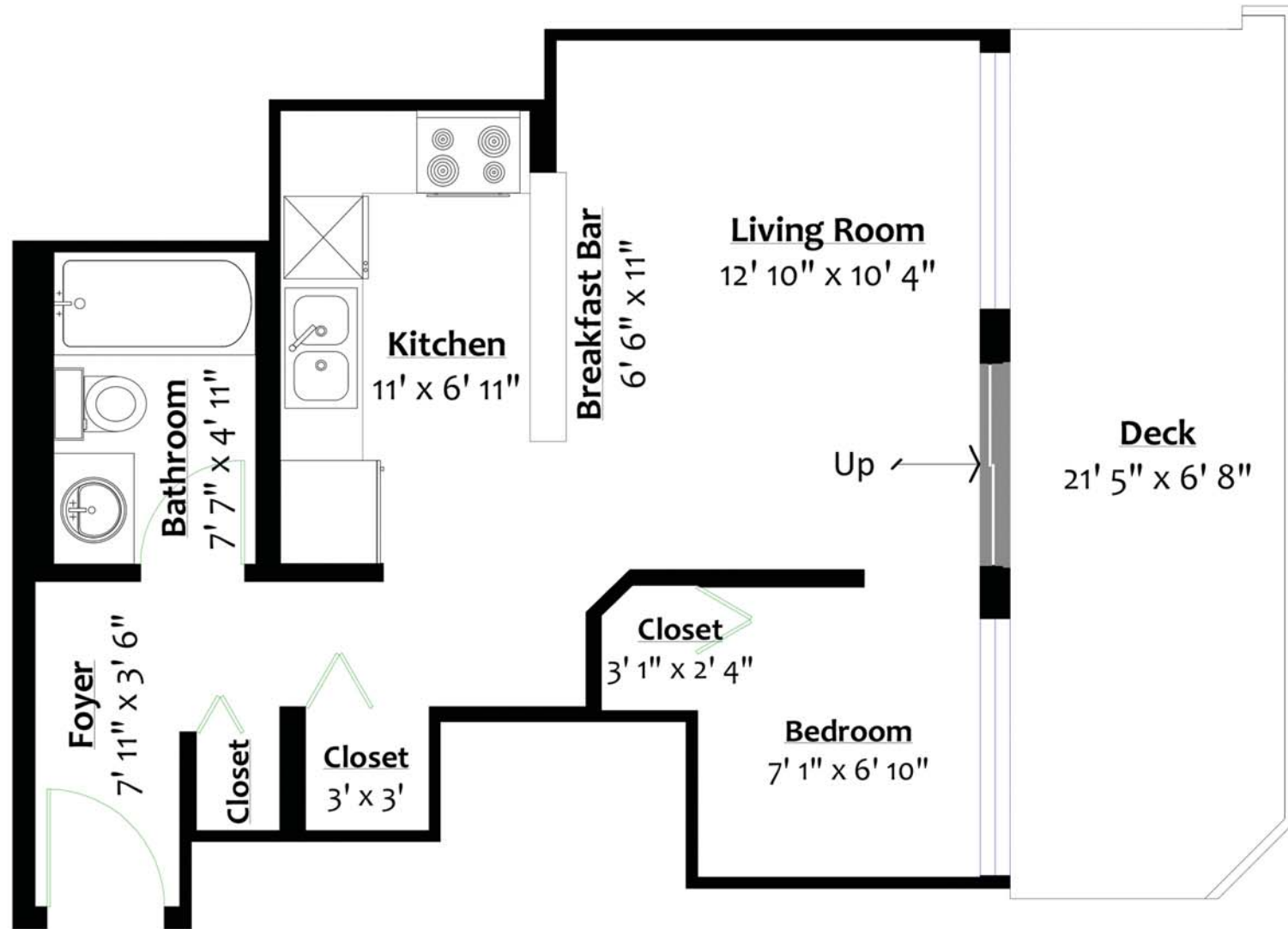
MAIN LEVEL

Floor Area: 434 Sq. Ft.

Ceiling Height: 8'



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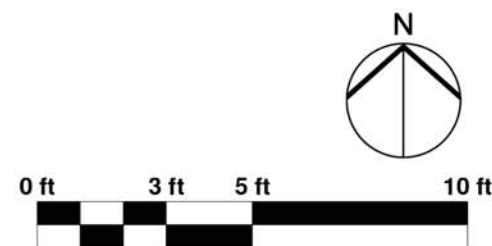
\$435,000

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MLS® R2730941



** While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed. E&O Insured for \$1,000,000



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FEATURES	
BEDROOMS	1
BATHROOMS	1
PARKING SPOTS	1
STORAGE ROOM	1
FLOOR SPACE	429 SQFT
HEATING	BASEBOARD
COOKING FUEL	ELECTRIC
FLOORING	LAMINATE
ZONING	CD-1
TAXES	\$1,001.76 (2022)
OWNERSHIP TYPE	FREEHOLD STRATA
STRATA FEE	\$201.85
PETS ALLOWED	YES! (UP TO 20 KG)
RENTALS ALLOWED	YES! (13 UNITS)
ELEMENTARY SCHOOL	GRAHAM BRUCE
SECONDARY SCHOOL	WINDERMERE
AMENITIES NEARBY:	EVERYTHING
WALKSCORE RATING:	81
BIKESCORE RATING:	75
TRANSITSORE RATING:	83

A Patio Lover's Delight!

Immaculately kept by the original owners, this east facing junior one bedroom home ticks all the boxes. Floor to ceiling windows, updated laminate flooring, in-suite laundry, storage locker, parking, as well as a spacious 160 sqft patio complete the package.

Located in the community of Collingwood Village, across from Melbourne Park and its tennis / basketball courts, Emerald Park Place is a well-managed (low strata fees), pet friendly (one dog or cat) building that features a fitness centre (\$40/year for 2 people), meeting and bike rooms.

Speaking of location...Are you looking to leave the car at home? Skytrain, restaurants, parks and shops are all within walking distance too!

Welcome home.

