FEATURE SHEET

#1, 2422 24a Street SW, Richmond

RESIDENCE HIGHLIGHTS

- 1,884 sq. ft. of beautifully finished living space
- Rare offering - three full bedrooms each with their own ensuite, the ultimate setup for roommates helping pay the mortgage, hosting out-of-town guests, or multi-generational living
- Quality finishes throughout this home and it has been lovingly maintained
- Sunny west facing patio with BBQ hook up and private sitting area
- Walkable neighbourhood, close to downtown and major commuting routes, with parks, city pathways, cafe's and restaurants close by
- Single garage space with storage
- Smart mechanicals including a heat recovery ventilator, central air conditioning & water softener

MAIN FLOOR | 621 SQ.FT

- Sunny west facing, light filled, spacious living room with massive windows
- Gleaming hardwood floors
- Floor to ceiling tiled, gas fireplace
- Well appointed kitchen with island, quartz counter tops, warm wood cabinets, stainless steel appliances, a gas range and Bosch dishwasher
- Stylish modern pendant lighting
- New kitchen faucet
- Walk in pantry with wood shelving
- Windows in both the kitchen & dining area increase natural light
- Powder room offset from main living space

UPPER LEVEL | 681 SQ.FT

- Well appointed primary suite with large windows, space for king size furniture, an ensuite with large, fully tiled shower with a bench and shampoo nook, double vanity with quartz counters and a walk in closet with built in wood shelving
- A second good size bedroom with four piece ensuite, with tiled shower/tub combo and a large vanity with quartz counter tops
- Laundry closet with cleverly disguised drying racks in the hallway

LOWER LEVEL | 581 SQ.FT

- Bar area with built in wine rack, beverage fridge, cupboard space and quartz counters
- Good size recreational room, perfect for media, a workout space or both
- Spacious third bedroom with a three piece ensuite, tiled shower, quartz topped vanity
- Storage space in the mech room & under the stairs

While reasonable efforts have been made to verify the above information, it is not guaranteed and should be independently verified.

CHARLI BAKER Real Estate Professional | 587.888.7296

BARB RICHARDSON Senior Vice President Sales | 403.613.8737

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