



Presented by:  
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**Active**  
**R3137588**  
 Board: V  
 House/Single Family

**668 ALPINE COURT**  
 North Vancouver  
 Canyon Heights NV  
 V7R 2L8

Residential Detached  
**\$2,298,000** (LP)  
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,298,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1969**  
 Frontage(feet): **67.00** Bathrooms: **4** Age: **57**  
 Frontage(metres): **20.42** Full Baths: **3** Zoning: **RS3**  
 Depth / Size: Half Baths: **1** Gross Taxes: **\$7,057.26**  
 Lot Area (sq.ft.): **9,425.00** Rear Yard Exp: For Tax Year: **2025**  
 Lot Area (acres): **0.22** P.I.D.: **002-561-913** Tax Inc. Utilities?:  
 Flood Plain: Tour: [Virtual Tour URL](#)  
 View: **Yes: Unobstructed Ocean & City View**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Wood**  
 Foundation: **Concrete Perimeter**  
 Renovations: Reno. Year:  
 # of Fireplaces: **2** R.I. Fireplaces: Rain Screen:  
 Fireplace Fuel: **Natural Gas, Wood** Metered Water:  
 Fuel/Heating: **Forced Air** R.I. Plumbing:  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**  
 Total Parking: **4** Covered Parking: **2** Parking Access:  
 Parking: **Garage; Double**  
 Driveway Finish:  
 Dist. to Public Transit: **2 Blocks** Dist. to School Bus: **2 Blocks**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: :  
 Floor Finish:

Legal: **LOT 42, PLAN VAP13089, DISTRICT LOT 577, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF PCL Y; & DL 579**

Amenities:

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
 Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Microwave, Oven - Built In**

Finished Floor (Main):	1,421	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'3 x 21'0	x			Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'4 x 10'2	x			Main 3
Finished Floor (Below):	1,175	Main	Kitchen	15'6 x 11'7	x			Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	11'5 x 13'3	x			Below 3
Finished Floor (Total):	2,596sq. ft.	Main	Walk-In Closet	5'8 x 4'7	x			Below 2
Unfinished Floor:	0	Main	Bedroom	9'8 x 9'9	x			
Grand Total:	2,596sq. ft.	Main	Bedroom	9'4 x 12'9	x			
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	14'5 x 12'1	x			
Suite: <b>Legal Suite</b>		Below	Kitchen	10'8 x 7'2	x			
Basement: <b>Fully Finished</b>		Below	Bedroom	8'8 x 12'8	x			
		Below	Recreation Room	18'8 x 12'5	x			
		Below	Foyer	9'6 x 10'0	x			
				x	x			

Crawl/Bsmt. Height: # of Levels: **2** Manufact Type: Registered in MHR?: PAD Rental:  
 # of Kitchens: **2** # of Rooms: **12** MHR#: CSA/BCE: Maint. Fee:  
 ByLaw Restrictions:

Listing Broker(s): **Oakwyn Realty Ltd. Oakwyn Realty Ltd.**

**This BEAUTIFULLY RENOVATED home (with permits) offers STUNNING PANORAMIC VIEWS of the ocean, city skyline, & Lions Gate Bridge. Designed for exceptional family living, the bright open-concept layout is filled with natural light and opens to expansive outdoor spaces ideal for entertaining and sunset evenings. The private backyard retreat backs onto your private, lush forest, a dream play area for every kid. It also features a luxurious heated swim spa and entertaining spaces. 3 bedrooms upstairs & 2 renovated bathrooms, while the lower level includes a large rec room & light filled LEGAL 1-bedroom suite. Fully renovated with permits, AC, EV charger & a new roof! Located in the highly desired Handsworth Secondary catchment, near parks, trails, Grouse Mt, Edgemont Village, & Delbrook!**