

7477 Vivian Drive, Vancouver

\$2,188,000



MOVE IN READY Home in the heart of Fraserview! This home has it all! Over sized 5,618 SF lot with lane access facing Fraserview Golf Course on a tree lined street. Your AIR CONDITIONED 5 bedroom 2 bathroom home has been extensively renovated throughout including both kitchens & bathrooms. Upstairs you'll find 3 bedrooms, separate living/dining room area & a large family room perfect for the kids or home office. Downstairs you'll find a full height 2 bedroom suite with its own laundry & huge bedrooms large enough for a desk as well. Car enthusiasts will love 2 separate single garages, gated outdoor parking & an upgraded 200 amp panel. Enjoy the best of both worlds: A peaceful neighborhood sanctuary just minutes away from shopping hubs & easy transit connections.

KEY INFORMATION

ADDRESS: 7477 Vivian Drive, Vancouver

PRICE: \$2,188,000

AREA: Fraserview

TYPE: 5 Bedroom + 2 Bathroom

SQ FT: 2,722

YEAR BUILT: 1962

TAX: \$9,187.90 (2025)

FRONTAGE: 47.38 Feet

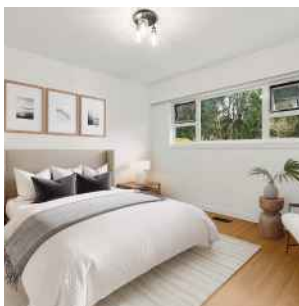
DEPTH: 114.36 FEET

LOT SIZE: 5,418 SF

PARKING: 2 Single Garages

ELEMENTARY: David Oppenheimer Elementary

HIGH SCHOOL: David Thompson Secondary



Derek Kai PERSONAL REAL ESTATE CORPORATION
604.868.1666
dkai@rennie.com
expertliving.ca

Presented by: Rennie & Associates Realty Ltd.

rennie

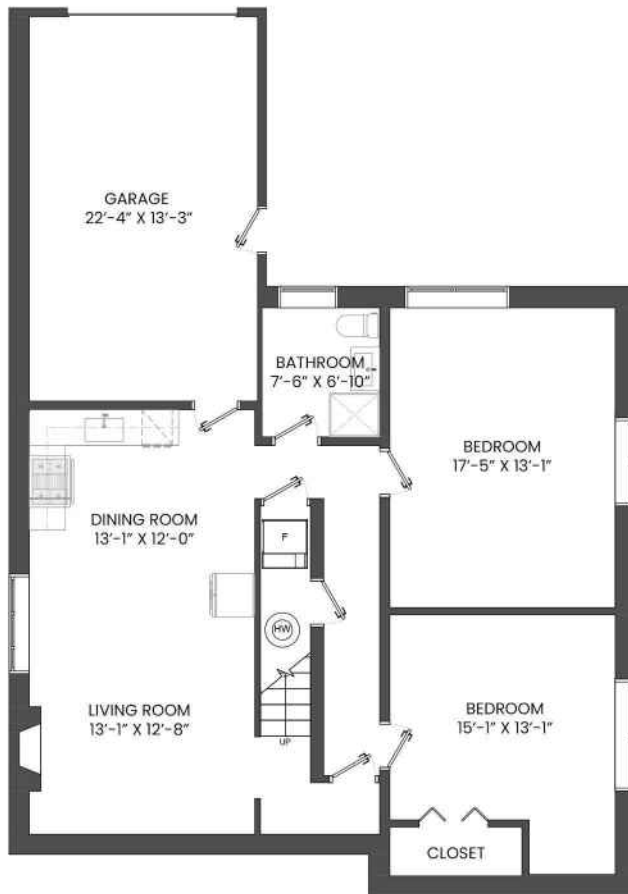


Derek Kai Personal Real Estate Corporation
604.868.1666
dkai@rennie.com
expertliving.ca

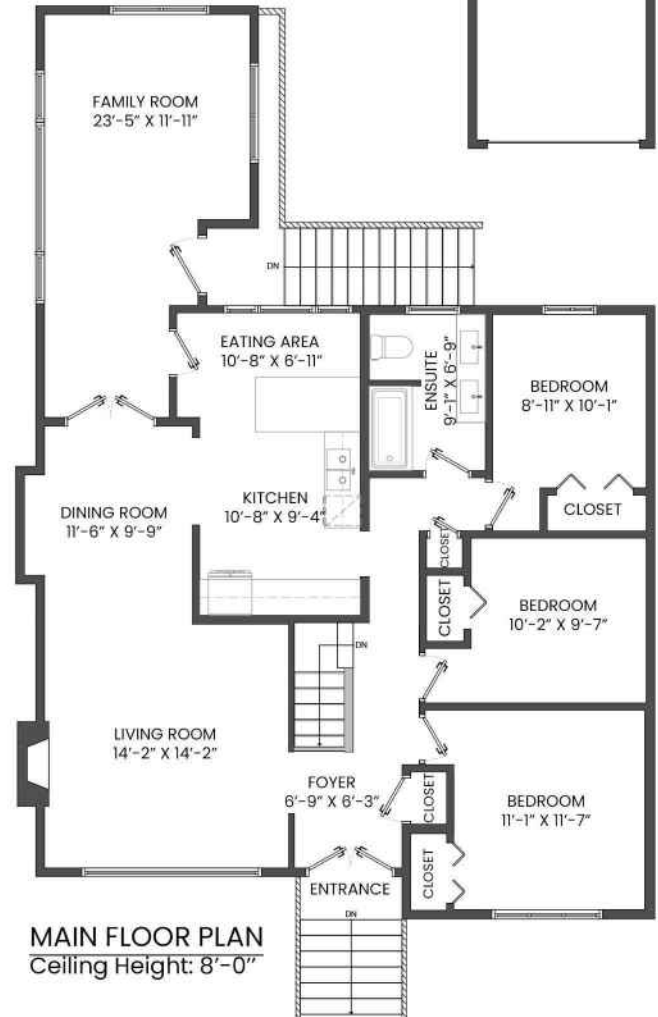
rennie

7477 VIVIAN DRIVE, VANCOUVER, BC

LOWER FLOOR TOTAL: 1,243 SQ.FT.
 MAIN FLOOR TOTAL: 1,479 SQ.FT.
TOTAL: 2,722 SQ.FT.
 GARAGE: 539 SQ. FT.



LOWER FLOOR PLAN
 Ceiling Height: 8'-0"



MAIN FLOOR PLAN
 Ceiling Height: 8'-0"



* PERSONAL REAL ESTATE CORPORATION. THE FLOOR PLAN ILLUSTRATION IS NOT SUITABLE FOR CONSTRUCTION/ ARCHITECTURAL PURPOSES. MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE TO SCALE. E&O INSURED. FLOOR PLAN DESIGNED BY ISHOT.CA ENTERPRISES INC. 604-368-7979 ISHOT.CA

ISHOT



Derek Kai Personal Real Estate Corporation
 604.868.1666
 dkai@rennie.com
 expertliving.ca

rennie



Presented by:
Derek Kai PREC*
Chow & Kai Group
 Rennie & Associates Realty Ltd.
 Phone: 604-868-1666

dkai@rennie.com

rennie

Active
R3083584

Board: V
 House/Single Family

7477 VIVIAN DRIVE

Vancouver East
 Fraserview VE
 V5S 2V5

Residential Detached

\$2,188,000 (LP)
 (SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$2,188,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1962**
 Frontage(feet): **47.38** Bathrooms: **2** Age: **64**
 Frontage(metres): **14.44** Full Baths: **2** Zoning: **R1-1**
 Depth / Size: **114.36** Half Baths: **0** Gross Taxes: **\$9,187.90**
 Lot Area (sq.ft.): **5,418.00** Rear Yard Exp: **West** For Tax Year: **2025**
 Lot Area (acres): **0.12** P.I.D.: **009-290-923** Tax Inc. Utilities?: _____
 Flood Plain: _____ Tour: _____
 View: **Yes: Tree Lined Street**
 Complex/Subdiv: _____
 First Nation Reserve: _____
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**

Renovations: **Partly**
 # of Fireplaces: **2** R.I. Fireplaces: _____
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Other**

Reno. Year: **2025**
 Rain Screen: _____
 Metered Water: _____
 R.I. Plumbing: _____

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Double**
 Driveway Finish: _____
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
 Property Disc.: **No**
 Fixtures Leased: **No** :
 Fixtures Rmvd: _____ :
 Floor Finish: **Laminate, Mixed**

Legal: **LOT 112 BLOCK 72 FRASERVIEW PLAN 10811**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Private Yard**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	1,479	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	10'8" x 9'4"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14'2" x 14'2"			x	Main 4
Finished Floor (Below):	1,243	Main	Dining Room	11'6" x 9'9"			x	Below 3
Finished Floor (Basement):	0	Main	Eating Area	10'8" x 6'11"			x	
Finished Floor (Total):	2,722sq. ft.	Main	Family Room	23'5" x 11'11"			x	
Unfinished Floor:	0	Main	Primary Bedroom	11'1" x 11'7"			x	
Grand Total:	2,722sq. ft.	Main	Bedroom	10'2" x 9'7"			x	
		Main	Bedroom	8'11" x 10'1"			x	
		Below	Kitchen	13'1" x 7'0"			x	
		Below	Living Room	13'1" x 12'8"			x	
		Below	Dining Room	13'1" x 8'4"			x	
		Below	Bedroom	17'5" x 13'1"			x	
		Below	Bedroom	15'1" x 13'1"			x	

Suite: **Unauthorized Suite**
 Basement: **Fully Finished**

Crawl/Bsmt. Height: _____ # of Levels: **2**
 # of Kitchens: **2** # of Rooms: **13**

Manuf Type: _____
 MHR#: _____
 ByLaw Restrictions: _____

Registered in MHR?: _____
 CSA/BCE: _____

PAD Rental: _____
 Maint. Fee: _____

Listing Broker(s): **Rennie & Associates Realty Ltd.**

MOVE IN READY Home in the heart of Fraserview! This home has it all! Oversized 5,618 SF lot with lane access facing Fraserview Golf Course on a tree lined street. Your AIR CONDITIONED 5 bdrm 2 bath home has been extensively renovated throughout incl both kitchens & bathrooms. Upstairs you'll find 3 bedrooms, separate living/dining room area & a large family room perfect for the kids or home office. Downstairs you'll find a full height 2 bdrm suite with its own laundry & huge bdrms large enough for a desk as well. Car enthusiasts will love 2 separate single garages, gated outdoor parking & an upgraded 200 amp panel. Enjoy the best of both worlds: A peaceful neighborhood sanctuary just minutes away from shopping hubs & easy transit connections.

RED Full Public 1 Page The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'. 01/27/2026 12:16 PM



Derek Kai Personal Real Estate Corporation
 604.868.1666
 dkai@rennie.com
 expertliving.ca

rennie