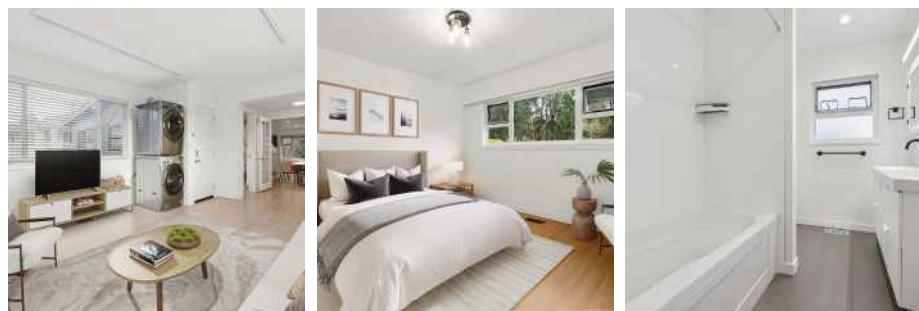


7477 Vivian Drive, Vancouver

\$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

Presented by: Rennie & Associates Realty Ltd.



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

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.

GARBAGE: 539 SQ. FT.



LOWER FLOOR PLAN

MAIN FLOOR PLAN

* 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



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	Total Parking: 4	Covered Parking: 2	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Stucco, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: NEAR		Dist. to School Bus: NEAR
Renovations: Partly	Title to Land: Freehold NonStrata		Land Lease Expiry Year:
# of Fireplaces: 2 R.I. Fireplaces:	Property Disc.: No		
Fireplace Fuel: Wood	Rain Screen:	Fixtures Leased: No :	
Fuel/Heating: Forced Air	Metered Water:		
Outdoor Area: Fenced Yard, Patio(s)	R.I. Plumbing:	Fixtures Rmvd: :	
Type of Roof: Other			
		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 x9'4			X	
Finished Floor (AbvMain2): 0	Main	Living Room	14'2 x14'2			X	
Finished Floor (Below): 1,243	Main	Dining Room	11'6 x9'9			X	
Finished Floor (Basement): 0	Main	Eating Area	10'8 x6'11			X	
Finished Floor (Total): 2,722 sq. ft.	Main	Family Room	23'5 x11'11			X	
Unfinished Floor: 0	Main	Primary Bedroom	11'1 x11'7			X	
Grand Total: 2,722 sq. ft.	Main	Bedroom	10'2 x9'7			X	
Flr Area (Det'd 2nd Res): sq. ft.	Main	Bedroom	8'11 x10'1			X	
Suite: Unauthorized Suite	Below	Kitchen	13'1 x7'0			X	
Basement: Fully Finished	Below	Living Room	13'1 x12'8			X	
	Below	Dining Room	13'1 x8'4			X	
	Below	Bedroom	17'5 x13'1			X	
	Below	Bedroom	15'1 x13'1			X	
Crawl/Bsmt. Height: # of Levels: 2	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 2	MHR#:		CSA/BCE:	Maint. Fee:			
	ByLaw Restrictions:						

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 The above information is provided by members of the BC Northern Real Estate Board, Chilliwick & 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