

ROSSETTI



255 EAST 21ST STREET

CENTRAL LONSDALE, NORTH VANCOUVER



TERRIFIC CENTRAL LONSDALE TWO FAMILY HOME

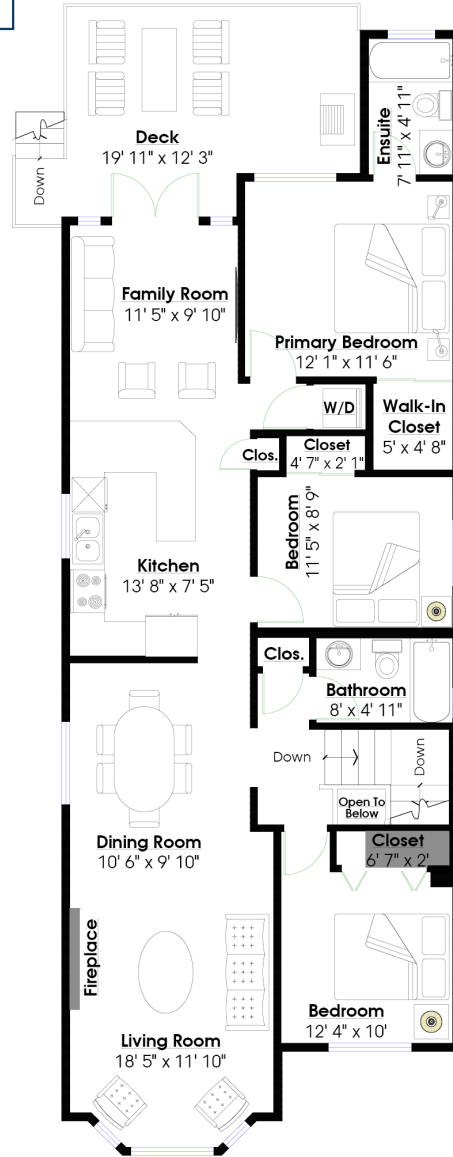
6 Beds | 5 Baths | 2,456 Sq/Ft

■ Terrific TWO-family home in a convenient Central Lonsdale location. This well-designed home offers 6 bedrooms, 4 bathrooms, and over 2,400 sq/ft, including a bright, walk-out 2-bedroom legal suite—perfect as a mortgage helper or for multi-generational living. The main level features an open-concept dining and living room, complete with a cozy gas fireplace and a large picture window framing views of Grouse Mountain. The modern kitchen features stainless steel appliances, stone countertops, and opens to a sunny, south-facing family room. French doors lead from the family room to a 200 sq/ft deck, ideal for summer entertaining. The main floor is complete with 3 bedrooms and 2 bathrooms, including a primary bedroom with a 4-piece ensuite. Downstairs, the home offers an additional bathroom and a versatile 4th bedroom/ recreation room - great for a guest room, office, or extra family space. The separate legal suite includes an open-concept living space, 2 bedrooms, 1.5 bathrooms, a private entrance, and in-suite laundry. Set on a low maintenance 4,788 sq/ft north/south oriented lot with lane access to a double garage plus additional open parking pad. On a low traffic street in a great family friendly location with Queensbury Elementary and Sutherland Secondary within walking distance. Enjoy all Central Lonsdale amenities moments from your door including City Market, Whole Foods, the City Library, Grand Boulevard & the Green Necklace Trails, the soon to be completed Harry Jerome Community Center, Lions Gate Hospital, and a wide range of shops and restaurants. With its ideal location, spacious layout, and potential for additional income, this home offers the perfect blend of comfort, convenience, and versatility.

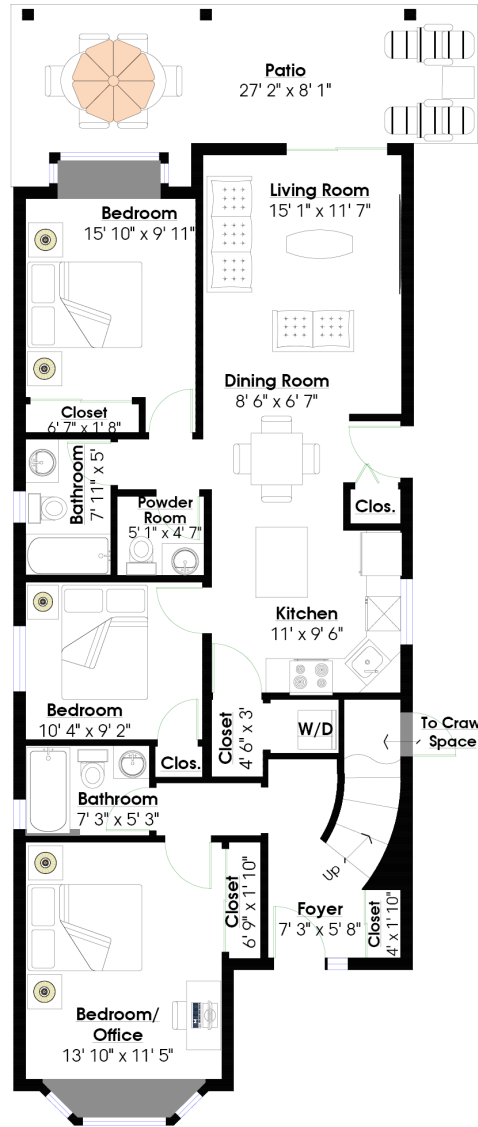




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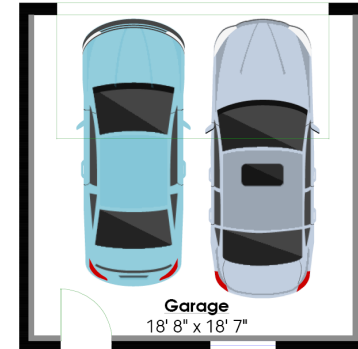
MAIN LEVEL
 Floor Area: 1,272 Sq. Ft.
 Ceiling Height: 8'



LOWER LEVEL
 Floor Area: 1,184 Sq. Ft.
 Ceiling Height: 8'

TOTALS **

Main Level:	1,272 sq.ft.	Deck:	202 sq.ft.
Lower Level:	1,184 sq.ft.	Patio:	246 sq.ft.
TOTAL:	2,456 sq.ft.	Garage:	409 sq.ft.



DETACHED GARAGE
 Floor Area: 409 Sq. Ft.
 Ceiling Height: 8'



Layout by BC Floorplans. ** 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. Information should not be relied upon without independent verification.