

ROSSETTI



4169 LIONS AVENUE
FOREST HILLS, NORTH VANCOUVER



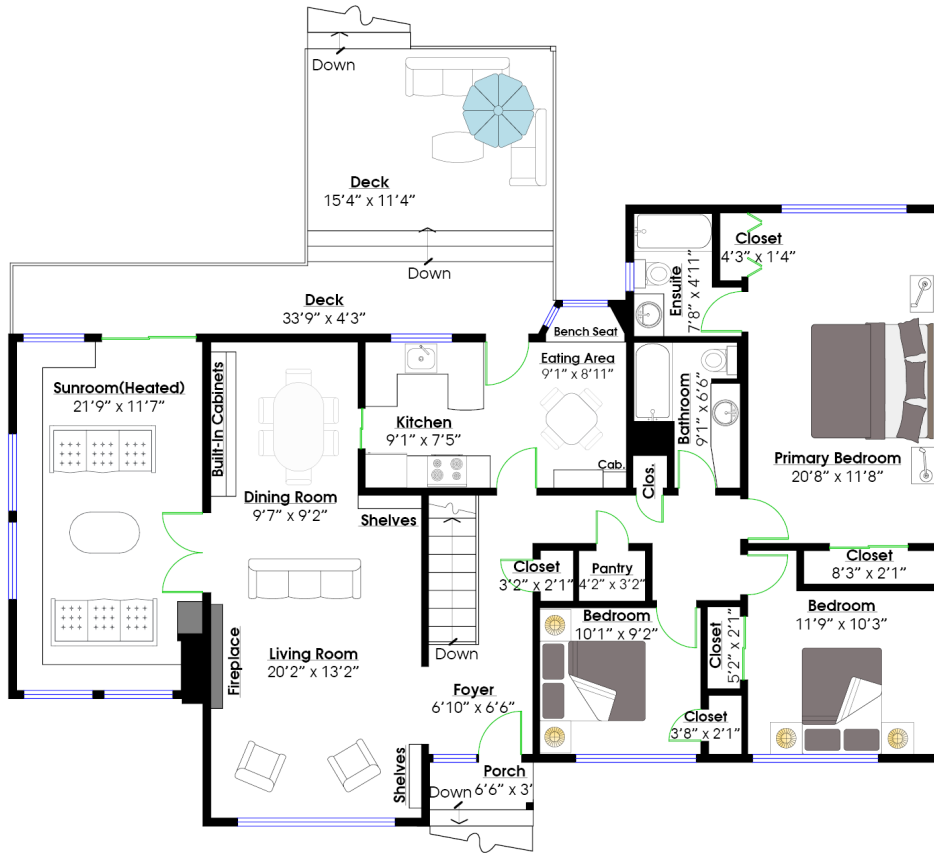
CHARMING FAMILY HOME IN COVETED FOREST HILLS

5 Beds | 3 Baths | 3,071 Sq/Ft

■ Nestled on the highly sought-after Lions Avenue, this terrific home offers an unbeatable Forest Hills location. Offered for the first time in over 70 years, this well-maintained home is in clean, original condition and brimming with potential. Whether you choose to move in, renovate, build your dream home, or buy and hold, the possibilities are endless. Thoughtful additions over the years have expanded the main floor, creating a spacious and comfortable layout perfect for a growing household. With over 3,000 sq/ft, the home features 5 bedrooms and 3 bathrooms. The inviting open-plan living and dining area is highlighted by a cozy wood-burning fireplace, large picture windows, and sliding doors that lead to an expansive back deck—ideal for entertaining. A standout feature is the stunning sunroom addition, with cedar-clad walls, vaulted ceilings, and numerous windows and skylights that flood the space with natural light. The kitchen offers an intimate eating area and additional access to the back deck, making outdoor dining and barbecuing effortless. The main floor is completed by three bedrooms and two bathrooms, including a spacious primary suite with room for a king-sized bed, extra wardrobes, a 4-piece ensuite, and a picturesque view of the greenbelt. Downstairs, the lower level presents suite potential, featuring two additional bedrooms (one with an ensuite), a flex room with a second wood-burning fireplace, a generous recreation room, and a mudroom with a separate entry. Additional highlights include original hardwood floors under carpets throughout much of the main level, a new asphalt roof (2024), and a dedicated workshop - perfect for hobbies, DIY projects, or extra storage. Set on a lush 11,000+ sq/ft lot backing onto MacKay Creek, the property offers privacy and a serene natural setting. The elevated front yard is perfect for children, with a large grassy area framed by mature landscaping for added seclusion. Situated on a quiet, low-traffic street, it's just a short walk to Canyon Heights Elementary and Handsworth Secondary, making it a prime location for those seeking access to top-tier schools. With parks, public transit, and the charming shops and restaurants of Edgemont Village just minutes away, this is a rare opportunity to own in one of the North Shore's most desirable communities!

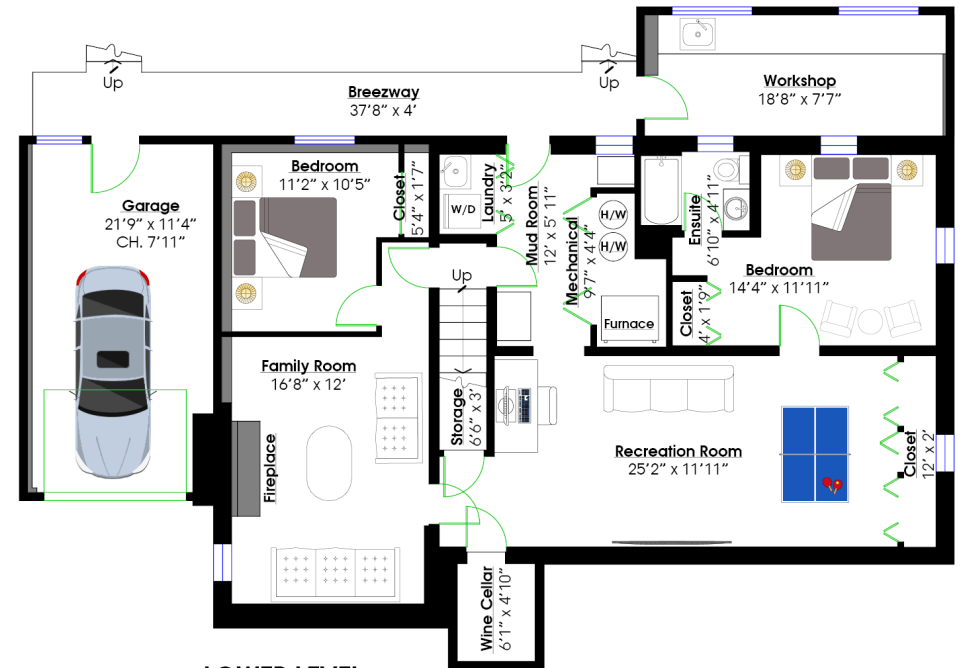






SQ/FT TOTALS **

Main Level:	1,738 sq/ft	Garage:	269 sq/ft
Lower Level:	1,301 sq/ft	Workshop:	160 sq/ft
TOTAL:	3,039 sq/ft	Deck:	350 sq/ft
Wine cellar	32 sq/ft	Porch:	19 sq/ft
GRAND TOTAL:	3,071 sq/ft	Breezeway	155 sq/ft



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. EGO Insured for \$1,000,000. Information should not be relied upon without independent verification.

