



ROSSETTI

2030 PURCELL WAY

LYNNMOUR, NORTH VANCOUVER



GROUND LEVEL 2 BDRM HOME IN 'PURCELL WOODS'

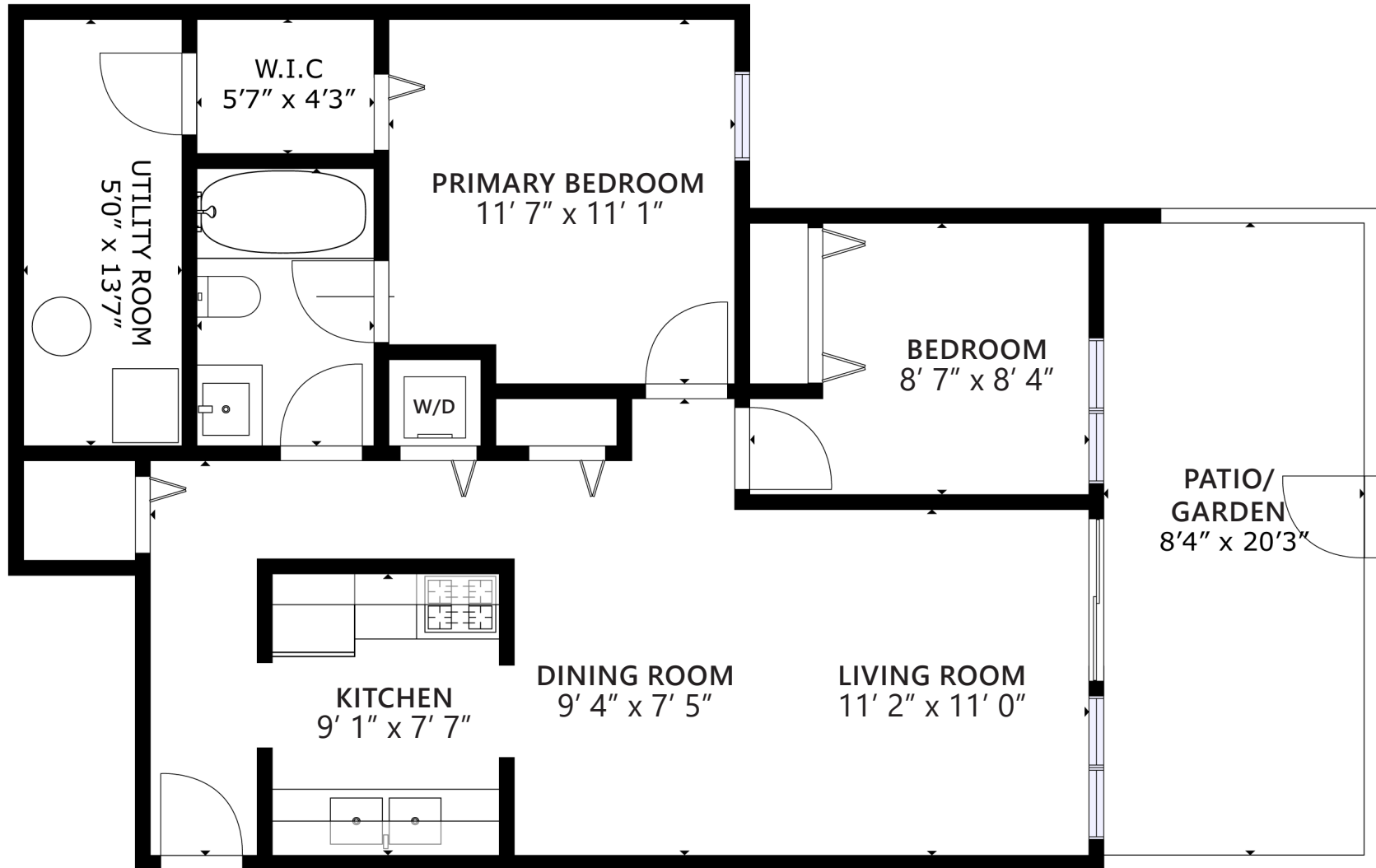
2 Beds | 1 Baths | 792 Sq/Ft

■ Rarely available ground-level home in the popular 'Purcell Woods' community. This bright and private corner unit offers 2 bedrooms, 1 bathroom, and nearly 800 sq/ft of thoughtfully designed living space. The home features a functional, traditional layout with a spacious open-concept living and dining area opening onto a generous 165 sq/ft patio and garden. With southeast exposure, the patio enjoys great natural light and is framed by a wood fence for added privacy - and offers direct gated access to your parking stall immediately in front of the unit. The galley-style kitchen is clean and in well-maintained original condition—perfectly functional as is, with great potential for a stylish update. Both bedrooms are generously sized, including the primary with a walk-in closet and convenient semi-ensuite access to the 4-piece bathroom. Additional highlights include in-suite laundry, exceptional storage with a large 13'7 x 5'0 utility/storage room, and recently replaced furnace and hot water tank. Purcell Woods is a welcoming, family-friendly community with great amenities: enjoy a seasonal outdoor pool, sports court, sauna, club room, and community garden plots. One pet (dog or cat) allowed. All this in an unbeatable location - just steps to Capilano University, on transit, with Superstore just moments away and close to great outdoor recreation including nearby trails, parks, golf courses (Seymour & Northlands), and local ski hills.





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FLOOR AREA: 792 SQ.FT.

Interior square footage from strata plan. Layout and measurements from Matterport.
Square footage, room measurements, & dimensions are approximate and not guaranteed.
Information should not be relied upon without independent verification.
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