

ROSSETTI



3496 WELLINGTON CRESCENT

EDGEMONT, NORTH VANCOUVER



PRIME EDGEMONT VILLAGE PROPERTY

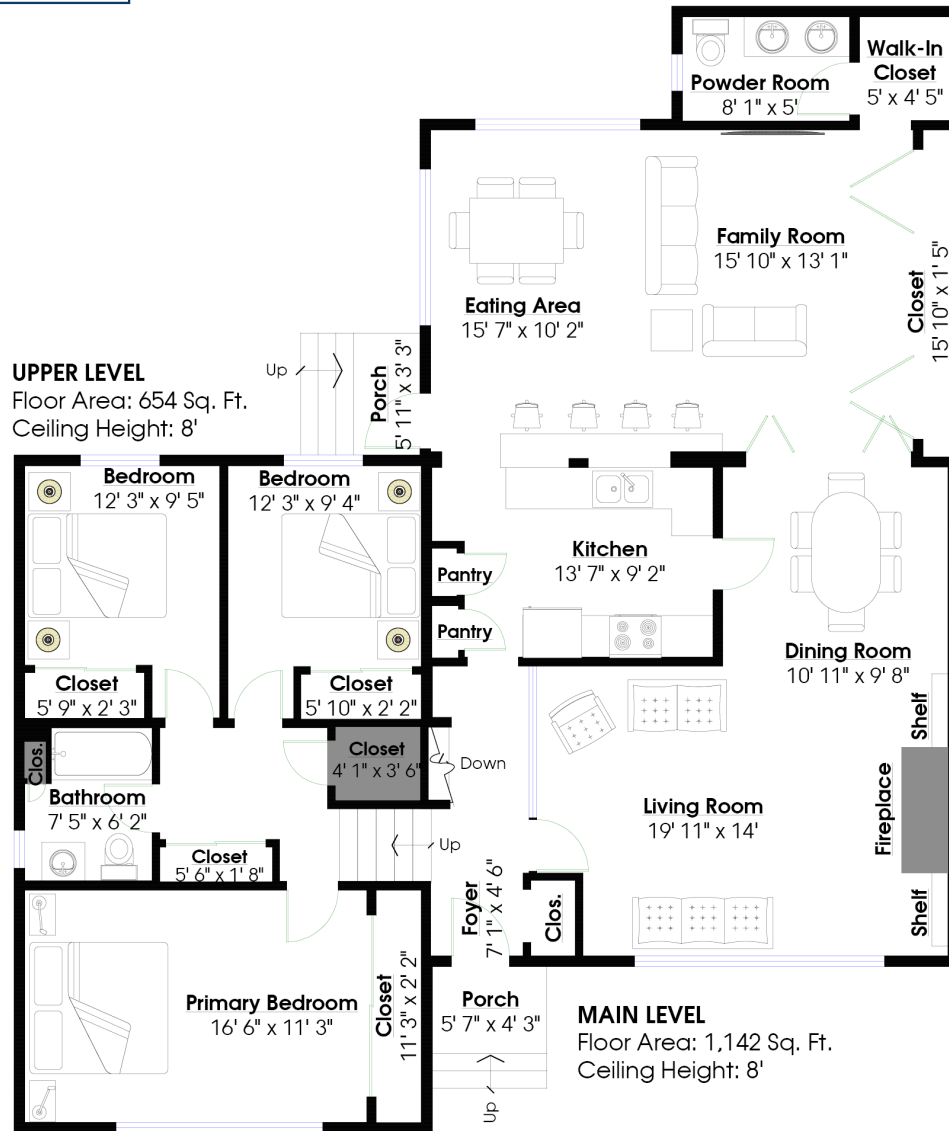
3 Beds | 2 Baths | 2,453 Sq/Ft

■ Prime Edgemont property in the heart of the Village. Offered for the first time in over 50 years, this home is in clean, original condition and offers endless potential: live there with or without renovating, build your dream house, or hold for future redevelopment. Featuring 3 bedrooms, 2 bathrooms, and 2,453 sq/ft, the home boasts a practical split-level plan. The main floor spans over 1,100 sq/ft, with generously sized rooms including a bright living room with fireplace and large picture windows. The adjacent dining room is perfect for family meals and entertaining. A thoughtfully opened galley kitchen connects to an oversized family room addition, complete with expansive windows overlooking the yard, an eating area, and a conveniently located 3-piece bathroom. Upstairs, there are 3 bedrooms, including a large primary bedroom plus a 4-piece bathroom. The partially finished lower floor offers a recreation room, a large mechanical room/workshop, a separate laundry room, and direct access to the backyard. Situated on a 6,780 sq/ft lot that is entirely level and offers access to a front driveway with open parking for 3-4 cars. This property is nestled in a quiet, low-traffic family-friendly pocket within walking distance of sought-after and highly ranked Handsworth Secondary and Highlands Elementary. With Edgemont Village's shops, restaurants, and scenic trails just 5 minutes walk away, this home is perfectly positioned to enjoy the active and connected lifestyle that makes North Vancouver - recently ranked Canada's most liveable city by The Globe and Mail - so desirable. Rarely does a property with this much potential become available in such a desirable location. Don't miss your chance to create your future in the heart of Edgemont.



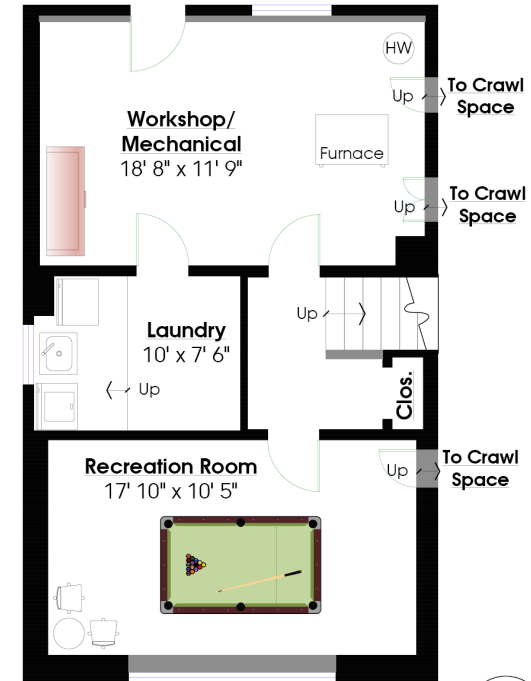


ROSSETTI



SQ/FT TOTALS **

Main Level:	1,142 sq/ft	Porch:	33 sq/ft
Upper Level:	654 sq/ft	Back Porch:	34 sq/ft
Lower Level:	657 sq/ft		
TOTAL:	2,453 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. E60 Insured for \$1,000,000. Includes under-height areas. Information should not be relied upon without independent verification.