

**ROSSETTI**



**704 444 LONSDALE AVENUE**

LOWER LONSDALE, NORTH VANCOUVER

# SOUTHWEST CITY VIEW CORNER SUITE

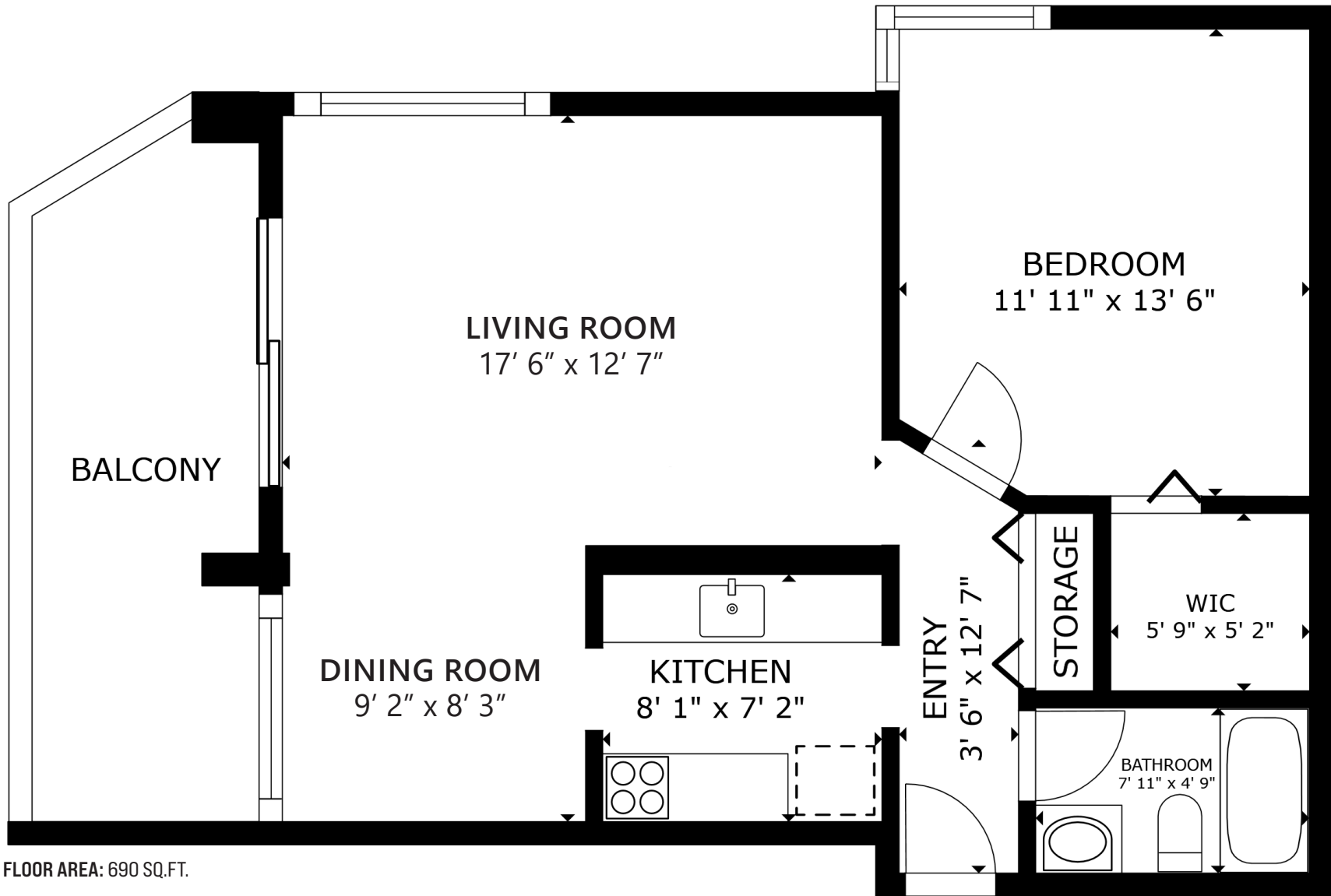
1 Bed | 1 Bath | 690 Sq/Ft

■ Breathtaking city views await in this sought-after southwest corner suite at The Royal Kensington, in the heart of Lower Lonsdale. This bright and spacious 1-bedroom, 1-bathroom, 690 sq/ft home offers a traditional, practical layout with sweeping city views from all principal rooms. The spacious living room features corner windows and sliders to a 140 sq/ft covered balcony - a perfect spot to relax and take in the city lights. Featuring an ample sized dining area with city views and an adjacent efficient galley style kitchen with granite counters. Completing the home is a generous sized bedroom with walk-in closet, 4-piece bathroom, and a large entry closet for great in-suite storage. Largely in original condition, this home is ready for the next owner to update and make it their own. The Royal Kensington is a well-regarded concrete building with premium amenities including an outdoor pool, hot tub, exercise room, and workshop. Situated in an unbeatable location with a Walk Score of 96, you're just steps from Lonsdale Quay Market, the Friday Night Market, vibrant restaurants, and the SeaBus for easy downtown access. An incredible opportunity to own in one of North Vancouver's most desirable locations!





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FLOOR AREA: 690 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. This communication is not intended to cause or induce breach of an existing agency agreement.