

**ROSSETTI**



**239 WEST 22ND STREET**

**CENTRAL LONSDALE, NORTH VANCOUVER**





# RENOVATED CENTRAL LONSDALE CONTEMPORARY

4 Beds | 4 Baths | 2,222 Sq/Ft

■ Move right into this meticulously updated 4-bdrm, 4-bath home in the heart of Central Lonsdale. Situated on a quiet cul-de-sac with no rear neighbors, it combines bright, inviting living spaces with a prime location just steps from Wagg Park and the vibrant Lonsdale corridor.

The main floor features a versatile plan with a formal living room including a gas burning fireplace, a spacious dining area for family living and entertaining, and a thoughtfully redesigned kitchen with sleek white cabinetry, quartz counters, stainless steel appliances, and a bar-stool peninsula. Sliding glass doors extend the living space to a 200+ sq. ft. glass-covered deck, ideal for year-round barbecuing and outdoor gatherings. A family/flex room adds more options — perfect as a playroom, home office, or cozy den.



The mid-level landing offers a laundry room with full-size washer/dryer and built-in cabinets, plus an open flex area well-suited for a gym, study space, or hobby room. Upstairs are three bedrooms and two bathrooms, including a generous primary suite with two walk-in closets and a 4-piece ensuite. The lower level includes a fourth bedroom with 3-piece ensuite (ideal for guests or older family), a media room, and direct access to the double garage.

Extensive renovations were completed in 2018, including the kitchen, bathrooms, flooring, and interior paint. More recent improvements include new exterior paint, new front door, and refreshed front landscaping. Outdoor highlights include a large boulevard with grassed front yard, a terraced backyard with flat lawn for kids and pets, and a level driveway to a double garage.

Located steps from Carson Graham Secondary (IB program) and close to Mahon Park's trails and fields, and with easy access to all Lonsdale amenities.

A stylish renovation, versatile design, and unbeatable location make this a complete Central Lonsdale package.





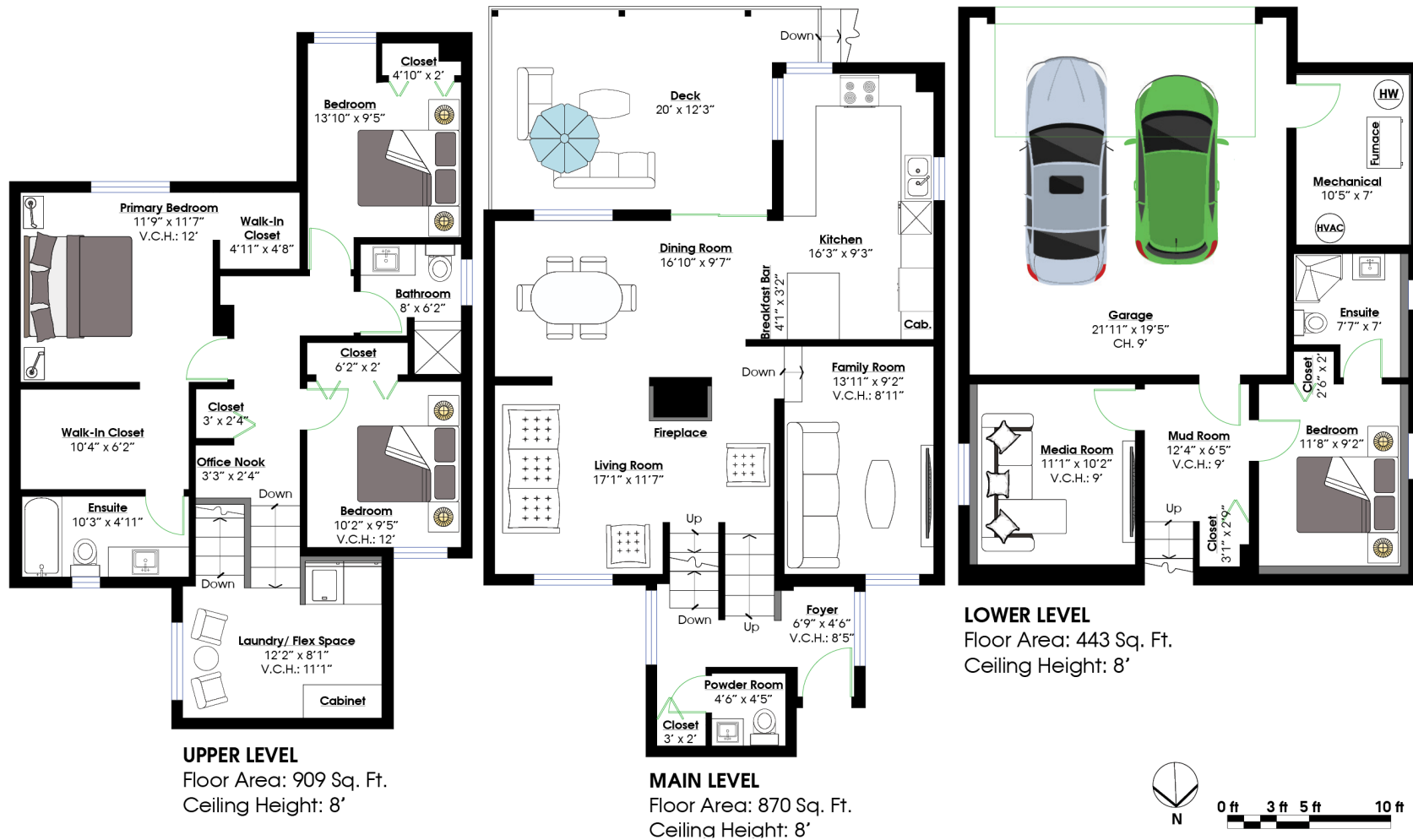




## SQ/FT TOTALS \*\*

Main Level:	870 sq/ft	Deck:	220 sq/ft
Upper Level:	909 sq/ft	Garage:	454 sq/ft
Lower Level:	443 sq/ft	Mechanical:	75 sq/ft

**TOTAL:** 2,222 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.