



**ROSSETTI**

Anderson Walk  
HOMES FOR SALE  
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Anderson Walk

**311 119 WEST 22ND STREET**

CENTRAL LONSDALE, NORTH VANCOUVER





# RARELY AVAILABLE 3 BDRM SUITE IN 'ANDERSON WALK'

3 Beds | 2 Baths | 1,219 Sq/Ft

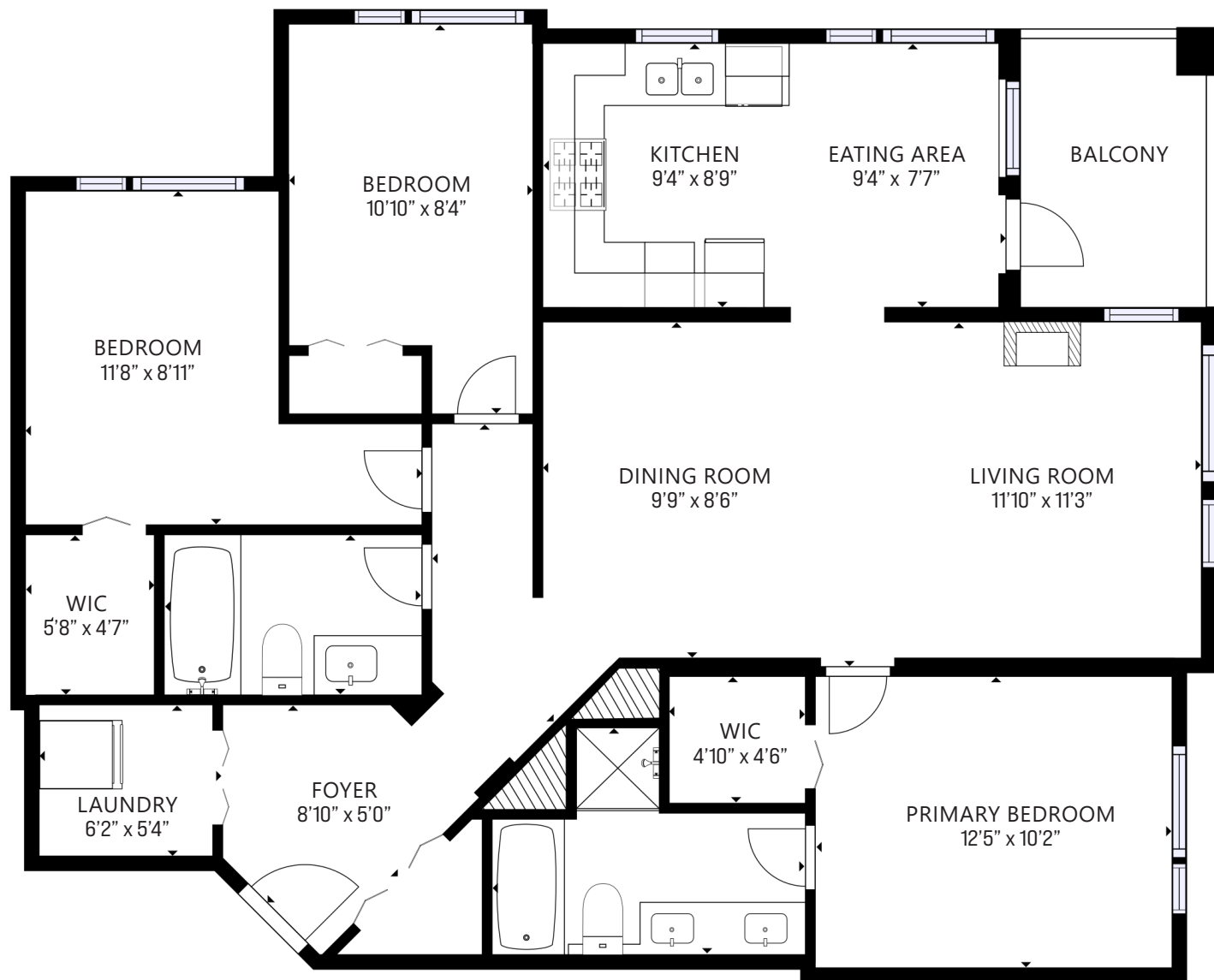
■ Rarely available 3-bedroom, 2-bathroom residence in the highly regarded 'Anderson Walk' by Polygon. This spacious corner suite offers one of the largest floorplans in the development—perfect for families or those seeking the ease of single-level living. With over 1,200 sq.ft. of well-designed space and 9' ceilings, this northwest-facing home features generously sized rooms throughout. The open-concept living and dining area provides an inviting space for both everyday living and entertaining. Adjacent is a well-appointed kitchen with granite countertops, stainless steel appliances including a gas cooktop, and a cozy breakfast nook that opens onto a covered balcony. The outdoor space offers a peaceful, tree-lined outlook and comfortably accommodates seating and a BBQ. The thoughtfully separated bedroom layout enhances privacy. The primary suite includes a walk-in closet and a luxurious 5-piece ensuite with dual vanities, a soaking tub, and a separate shower. The secondary bedrooms are also well-sized—one features a walk-in closet, while the other, currently used as a home office, includes custom built-in shelving. A second full bathroom is conveniently located nearby. Additional highlights include a welcoming foyer, a spacious laundry closet with stacker washer/dryer and in-suite storage, radiant in-floor heating, upgraded California Closet organizers throughout TWO secured parking stalls and a storage locker. Residents enjoy access to building amenities such as a fitness centre, residents' lounge, guest suite, EV charging station, and ample visitor parking. Pet and rental-friendly (2 dogs or cats allowed). Ideally situated in Central Lonsdale, this home boasts a Walk Score of 92, placing you steps from shops, cafes, parks, transit, and the upcoming Harry Jerome Rec Centre. Quick access to Highway 1 makes commuting across the North Shore or downtown a breeze. A rare opportunity to own a spacious, well-appointed home in one of North Vancouver's most desirable and walkable communities.











**FLOOR AREA: 1,219 SQ.FT.**

Interior square from previous listing by Draft on Site. Layout and room 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.