

**RE/MAX  
ROSSETTI  
REALTY**



**3639 CAMPBELL AVENUE**

**NORTH VANCOUVER**



# IDEALLY LOCATED LYNN VALLEY FAMILY HOME

4 Beds | 2.5 Baths | 2,413 Sq/Ft

■ Two level home in an awesome family friendly Lynn Valley location. Offering over 2,400 sq/ft with 4 bedrooms, 2.5 bathrooms, and the potential for a suite addition down. The main floor features nearly 1,400 sq/ft of living space with generous sized rooms throughout including a bright living room with large picture windows and wood burning fireplace. The large kitchen includes an island, plenty of cupboard space, and eating area; with an adjacent family sized dining room offering access to a covered sundeck, great for year-round enjoyment. Completing the main floor are 3 spacious bedrooms and 1.5 bathrooms including a master bedroom with walk-in closet and a 2-piece ensuite. The at-grade basement offers a flexible plan with potential for a suite while maintaining a room for the main floor's use. Rooms include a family room with wood fireplace, a fourth bedroom, den, 3-piece bathroom, large laundry room, and plenty of storage space. The west-facing fenced backyard has a European flair with a rustic greenhouse, fruit trees and veggie garden, and level grassed yard great for kids and pets. Terrific family neighbourhood walking distance to schools, Lynn Valley Park, transit, and close to Lynn Valley Centre.

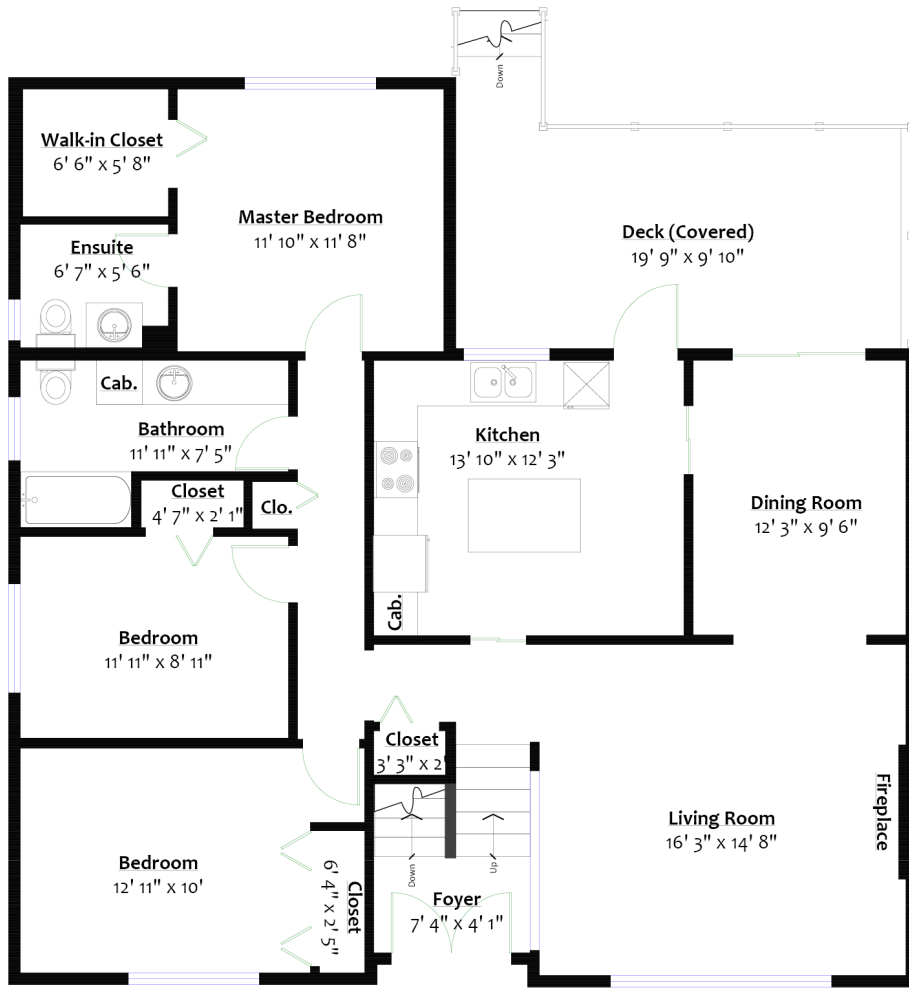
**Listed at \$1,398,000**



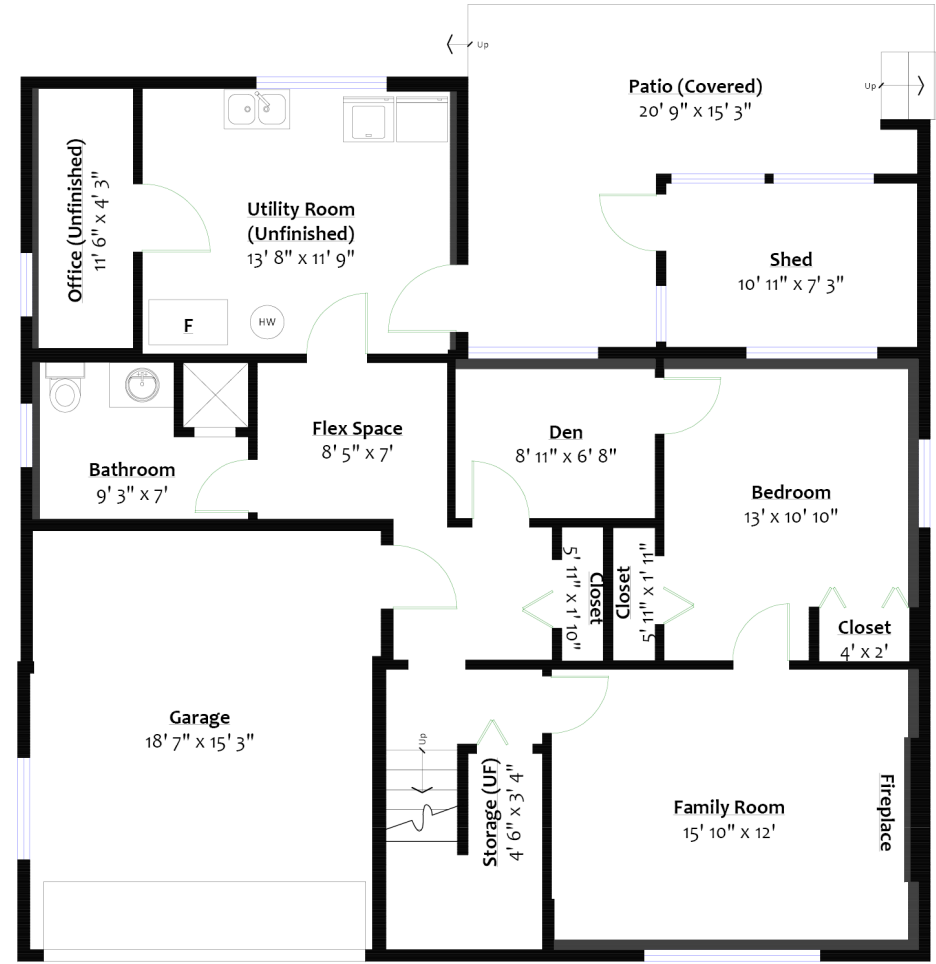








**MAIN LEVEL**  
Floor Area: 1,375 Sq. Ft.



**LOWER LEVEL**  
Finished Floor Area: 793 Sq. Ft.  
Unfinished Floor Area: 245 Sq. Ft.

Sq/ft & room measurements are approx. based on interior measurements to exterior walls by BC Floorplans. Information should not be relied upon without independent verification. This communication is not intended to cause or induce breach of an existing agency agreement.

For more information contact:



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