

ROSSETTI



415 WEST 26TH STREET

UPPER LONSDALE, NORTH VANCOUVER



CHARING TWO FAMILY HOME ON A SOUTH FACING CNV LOT

5 Beds | 2 Baths | 2,164 Sq/Ft

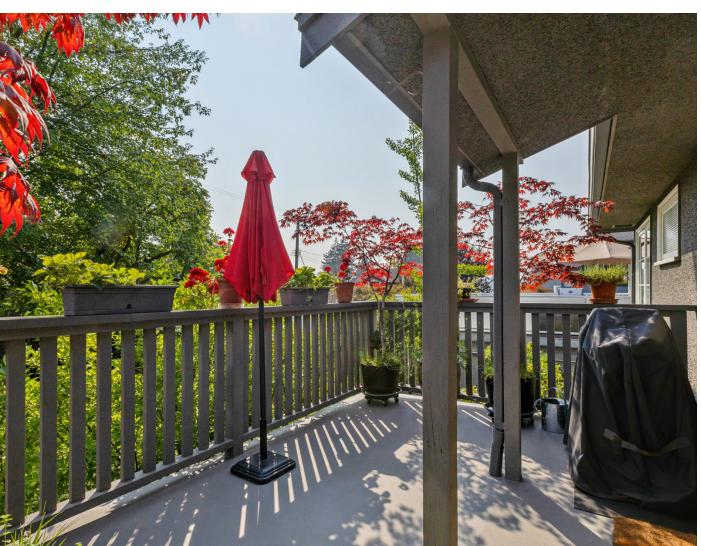
■ This well-maintained 5-bedroom, 2-bathroom home offers over 2,100 sq. ft. of versatile living across two self-contained levels, including an in-law suite on the lower floor.

Set on a 50' x 135' south-facing lot in the City of North Vancouver, this property offers significant redevelopment potential. Options include adding a laneway home, building a new single-family home with a suite and coach house, subdividing, or redeveloping for up to 4 units with an FSR of 0.85 under the recently updated zoning (buyer to confirm with the City). It's ideal for those looking to move in and update, invest and hold, or capitalize on future development opportunities.

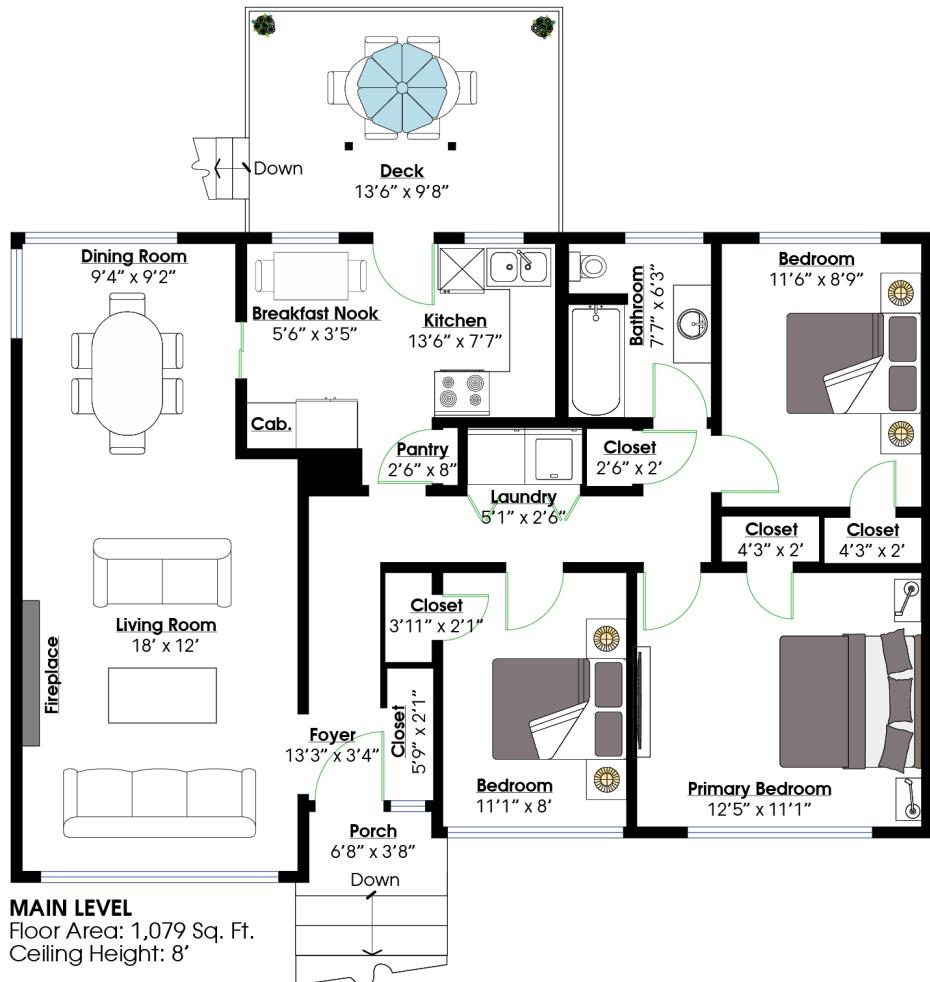
The main level features nearly 1,100 sq. ft., highlighted by a spacious open-plan living and dining room with large picture windows, a cozy wood-burning fireplace, and original inlaid oak floors that add warmth and character throughout. The adjacent kitchen has been tastefully updated with classic white shaker cabinets, quartz countertops, and stainless-steel appliances, including a gas cooktop. A charming breakfast nook opens to a south-facing deck – perfect for morning coffee or casual outdoor dining. Three bedrooms, a 4-piece bathroom, and a convenient laundry closet complete the main floor.

The lower level provides excellent flexibility with its self-contained suite, offering a second kitchen, generous living/dining room, two bedrooms, and a full bathroom – ideal for extended family, guests, or rental potential. Just steps from Larson Elementary (at the end of the block), including its French Immersion program, and three blocks from Carson Graham Secondary, the home is also close to parks, transit, trails, and shopping in Upper Lonsdale, Delbrook/Westview, and Edgemont Village.

A perfect combination of move-in-ready comfort and exceptional future potential in a convenient, family-friendly Upper Lonsdale location.



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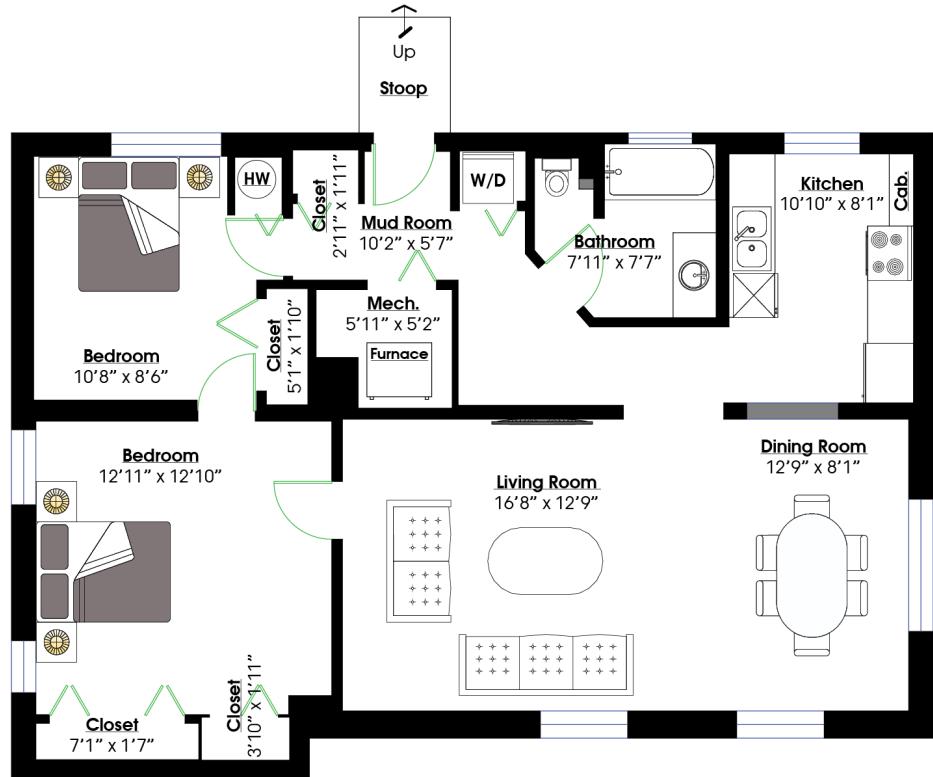


MAIN LEVEL
Floor Area: 1,079 Sq. Ft.
Ceiling Height: 8'

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.

SQ/FT TOTALS **

Main Level:	1,079 sq/ft	Garage:	22 sq/ft
Lower Level:	1,085 sq/ft	Patio:	130 sq/ft
		Upper Deck:	20 sq/ft
TOTAL:	2,164 sq/ft		



LOWER LEVEL

