

**ROSSETTI**



**415 WEST 26TH STREET**

**UPPER LONSDALE, NORTH VANCOUVER**





# CHARMING 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.

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 leads directly to a south-facing deck — ideal 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 — perfect for extended family, guests, or rental potential.

Set on a 50' x 135' south-facing lot, this property offers exciting possibilities, including coach house potential or subdivision with rezoning (buyer to confirm with the City of North Vancouver). Just steps from Larson Elementary (at the end of the block), including its French Immersion program, and 3 blocks to Carson Graham Secondary. The home is also close to parks, transit, and easy access to trails and outdoor recreation, with shopping and amenities nearby in Upper Lonsdale, Delbrook/Westview, and Edgemont Village.

It combines comfort, convenience, and future potential in a truly desirable location.

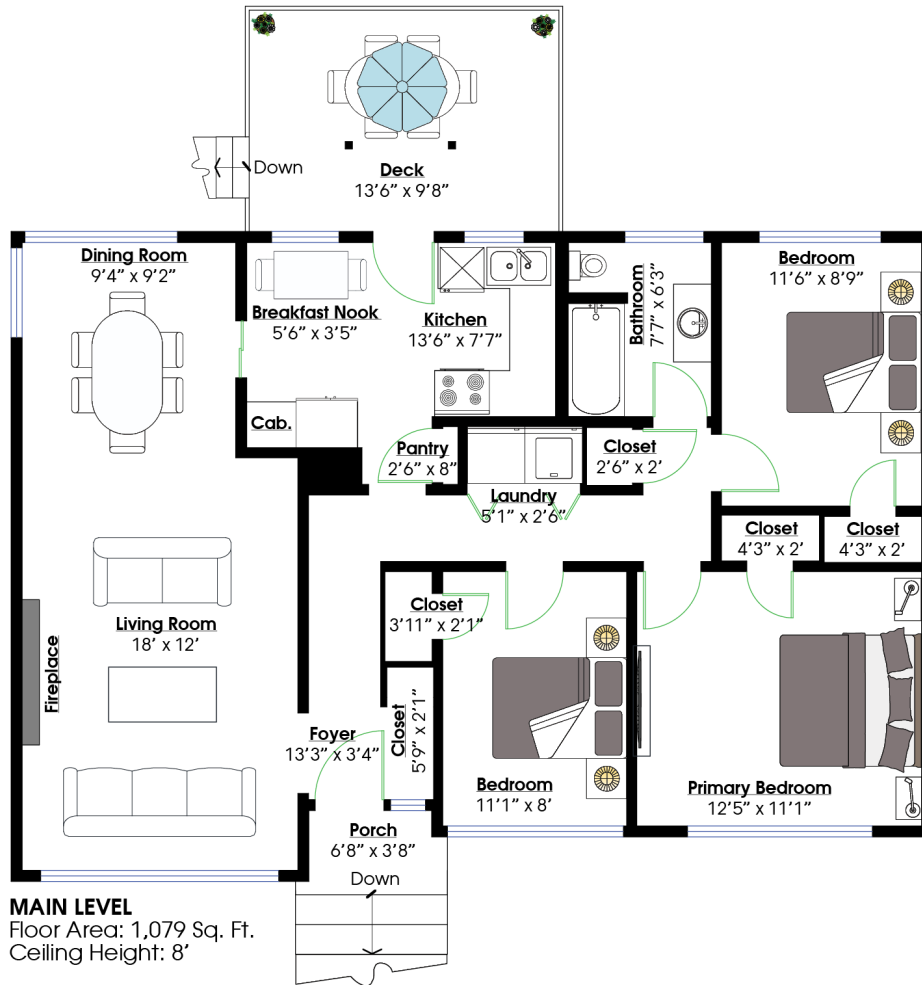






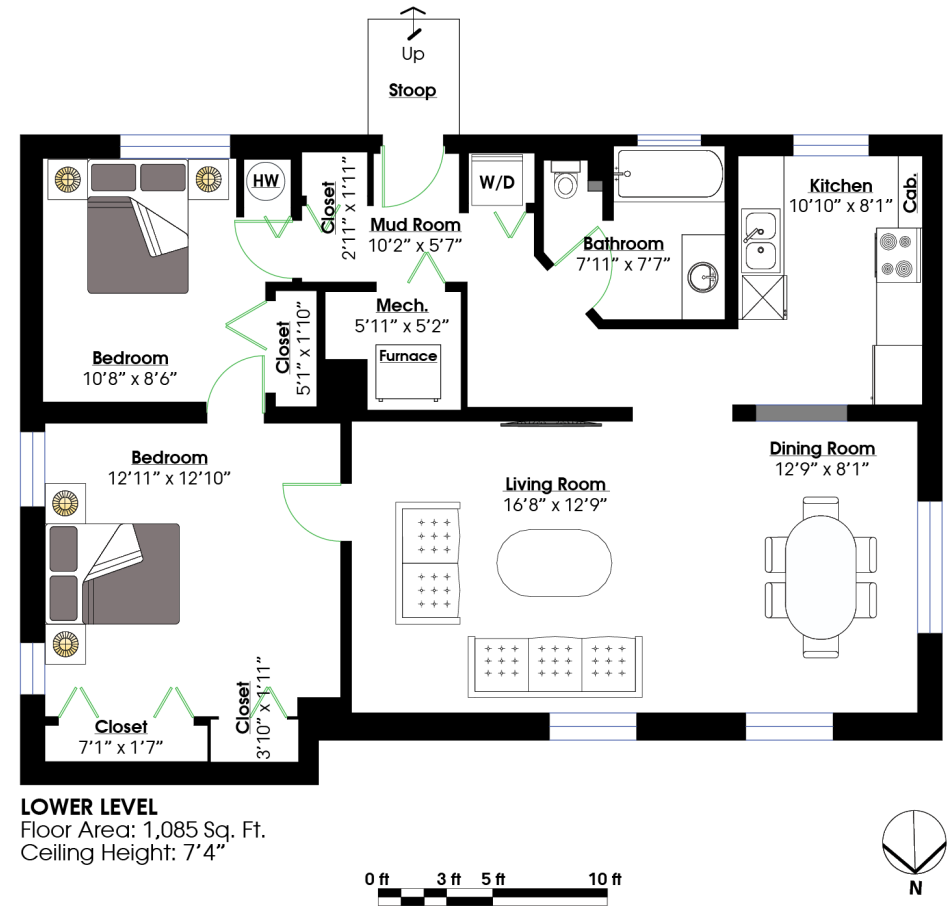


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## SQ/FT TOTALS \*\*

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