

ROSSETTI



418 EAST 13TH STREET

CENTRAL LONSDALE, NORTH VANCOUVER



SPACIOUS CUSTOM FAMILY HOME

7 Beds | 6 Baths | 5,063 Sq/Ft

■ Custom built and thoughtfully designed, this three-level home offers 5,000 sq. ft. of well-maintained living space.

Featuring 7 bedrooms and 6 bathrooms, including a self-contained 2-bedroom mortgage helper on the lower level, this is an exceptional opportunity for growing families or those seeking added income potential.

The main floor is ideally suited for everyday living and entertaining, featuring a generous sized living and dining area for formal gatherings. At the back of the home, an inviting great room combines the kitchen, eating area, and family room, all overlooking the private backyard. The kitchen is well-equipped with stainless steel appliances, granite countertops, abundant cabinetry, and a large island with bar seating. Direct walk-out access leads to a private patio and yard—perfect for outdoor dining and family enjoyment. The main level is completed by a home office or den, a full bathroom, and a spacious laundry room with additional storage.

Upstairs, you'll find four bedrooms, including a spacious primary suite with a sitting area, walk-in closet, and a luxurious 5-piece ensuite. The primary also enjoys access to a private balcony overlooking the yard. The remaining bedrooms each include walk-in closets and ensuite or semi-ensuite access, offering excellent comfort and privacy for family members. A large upper landing provides flexible space for a study area, home office, or children's play zone, with sliding doors opening to a sunny south-facing balcony.

The lower level adds further versatility, featuring a recreation or media room, a fifth bedroom, and a 3-piece bathroom—ideal for guests, teenagers, or extended family. A self-contained two-bedroom suite with separate entry and in-suite laundry offers excellent mortgage helper potential.

Set on a 50' x 147' lot, the home sits above 13th Street, providing a level front and backyard, along with terraced access to a vegetable garden and additional outdoor space. Ample off-street parking includes a triple garage and a large parking pad.

Located in a family-friendly neighbourhood, this home is just steps to the Boulevard and nearby parks, and within walking distance to Queensbury and Ridgeway Elementary and Sutherland Secondary. Enjoy convenient access to transit, local shops at Queensbury, Park & Tilford, and all the amenities of Lonsdale just minutes away.

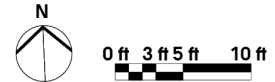
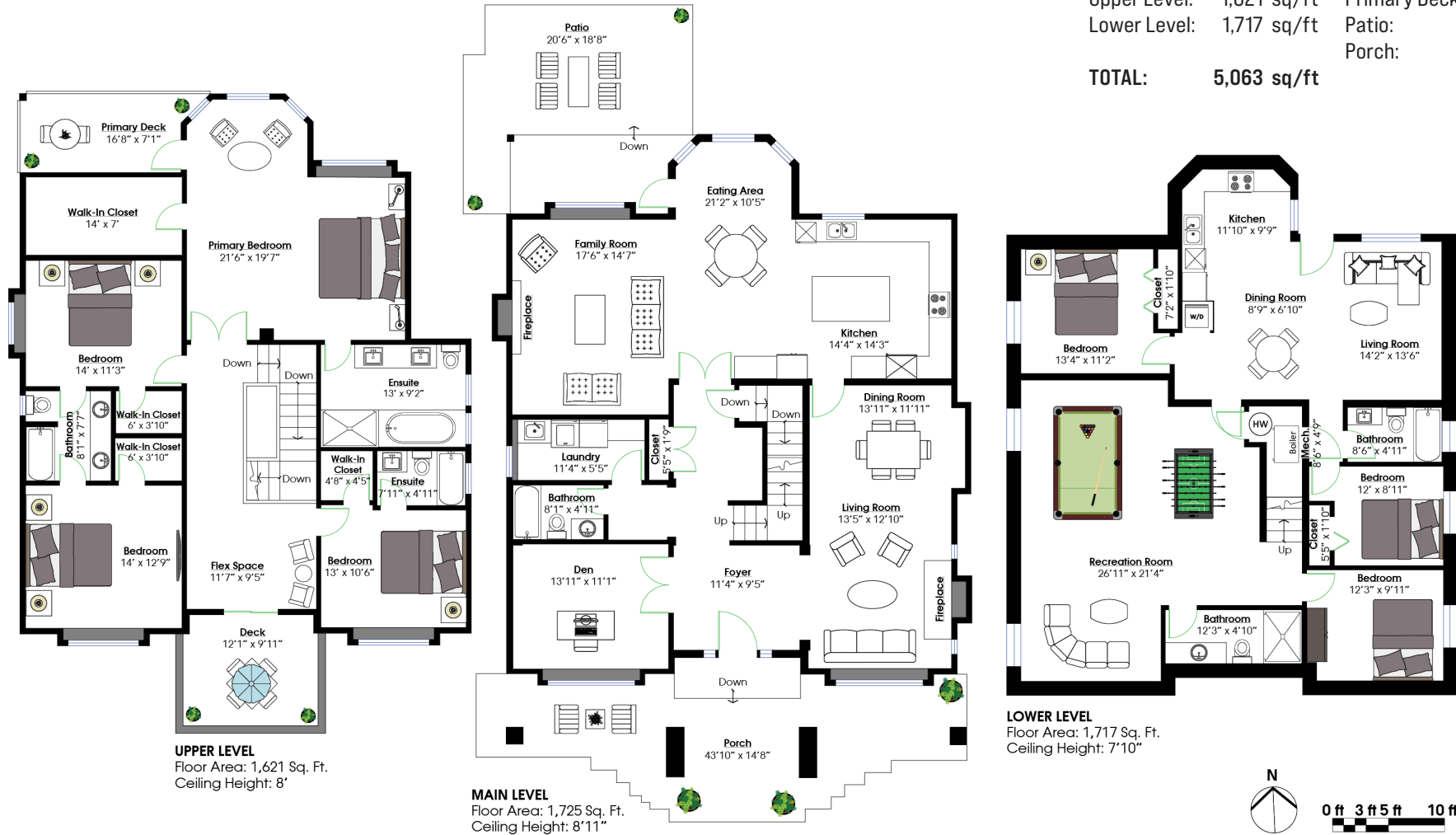
A rare opportunity to own a spacious and versatile family home in one of North Vancouver's most sought-after communities.





SQ/FT TOTALS **

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|---------------|--------------------|---------------|-----------|
| Main Level: | 1,725 sq/ft | Upper Deck: | 138 sq/ft |
| Upper Level: | 1,621 sq/ft | Primary Deck: | 105 sq/ft |
| Lower Level: | 1,717 sq/ft | Patio: | 362 sq/ft |
| | | Porch: | 458 sq/ft |
| TOTAL: | 5,063 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. EGD Insured for \$1,000,000. Information should not be relied upon without independent verification.