

**ROSSETTI**



**430 WEST KINGS ROAD**

UPPER LONSDALE, NORTH VANCOUVER





# CHARMING UPPER LONSDALE TWO-FAMILY HOME

4 Beds | 2 Baths | 1,710 Sq/Ft

■ Charming two-family home in a sought-after Upper Lonsdale location. Offering 4 bedrooms, 2 bathrooms, and over 1,700 sq. ft. across two levels, including a self-contained basement suite. Situated on a north/south oriented 49.5' x 122' lot on a quiet, low-traffic street with rarely available lane access.

The main floor features a timeless front porch entry leading to a bright living room with a south-facing picture window and a gas fireplace, opening to the adjoining dining area. The dining room is adjacent to the updated kitchen and offers French doors to a spacious glass-covered deck—ideal for summer barbecues and year-round outdoor gatherings. From the deck, enjoy the outlook of the manicured back gardens with partial views of Grouse Mountain. Completing the main level are two bedrooms and a 4-piece bathroom.

The lower level offers a self-contained 2-bedroom suite with a large living/dining area, generous kitchen, primary bedroom with ample closet space, and second bedroom/den—an excellent option for a mortgage helper, in-law suite, or multi-family living. There is also potential to re-incorporate the lower level into single-family use if desired (although not currently in use, stairs are available to connect the two levels).

Additional features include a level front driveway with parking pad and EV charger, lane access for future parking, garage, or coach house potential (confirm with DNV), and a fully fenced backyard with manicured gardens and a large grassy area perfect for kids and pets. The property also offers excellent future redevelopment potential, with the opportunity to capture southerly city and skyline views from the top floor of a new build.

Situated in a highly desirable central location, just moments to Upper Lonsdale, Edgemont, and Westview shops and amenities, near transit, close to Braemar Elementary, École André-Piolat, and Carson Graham Secondary, and with parks and recreation nearby including Delbrook Community Center, Delbrook Park playing fields and tennis courts.

A terrific opportunity to get into this ideal location—whether to buy and hold, generate income, or build your dream home.



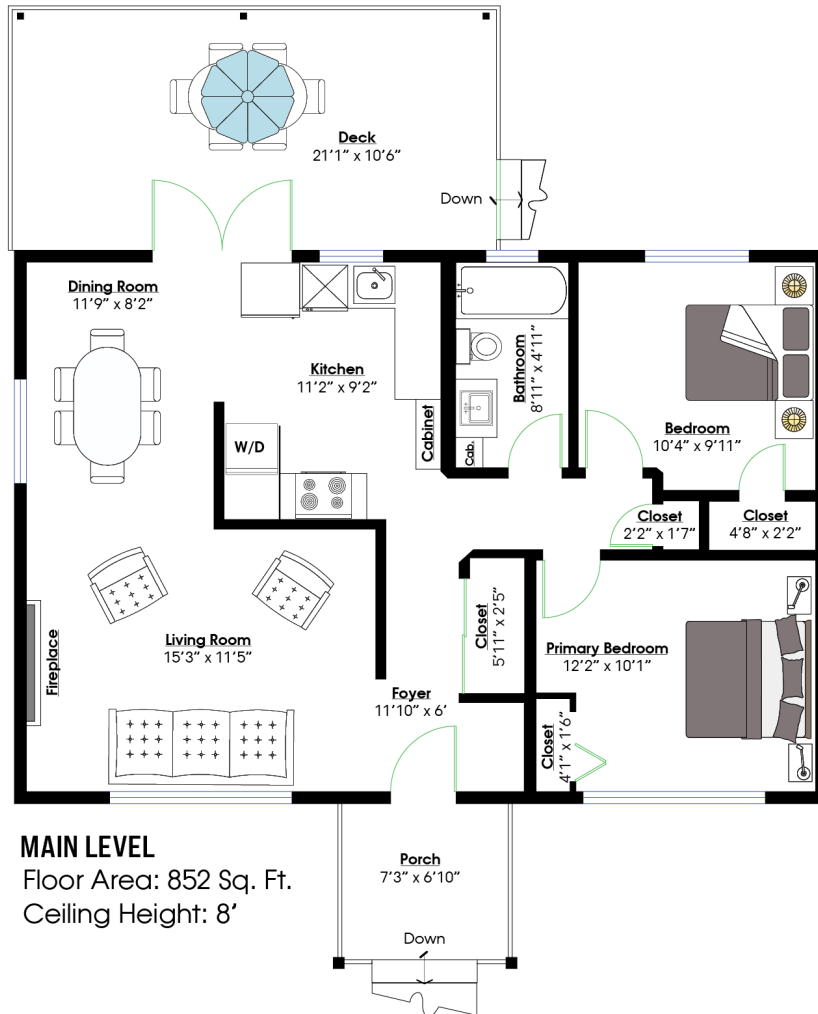






## SQ/FT TOTALS \*\*

Main Level:	852 sq/ft	Porch:	49 sq/ft
Lower Level:	858 sq/ft	Deck:	221 sq/ft
		Patio:	125 sq/ft
<b>TOTAL:</b>	<b>1,710 sq/ft</b>		



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. ESO Insured for \$1,000,000. Information should not be relied upon without independent verification.

