



ROSSETTI

534 EAST 9TH STREET

BOULEVARD, NORTH VANCOUVER



GREAT OPPOTUNITY IN A PRIME BOULEVARD LOCATION!

2 Beds | 1 Bath | 1,992 Sq/Ft

■ This rarely available 50' x 157' north/south-oriented, near-level lot with side lane access offers endless potential. The property features a modest character home with 2 bedrooms, 1 bathroom, and nearly 2,000 sq/ft including a walk-out lower level and a finished attic flex space. The home is clean, livable, and rentable—perfect to renovate, expand, or hold while you design your dream residence.

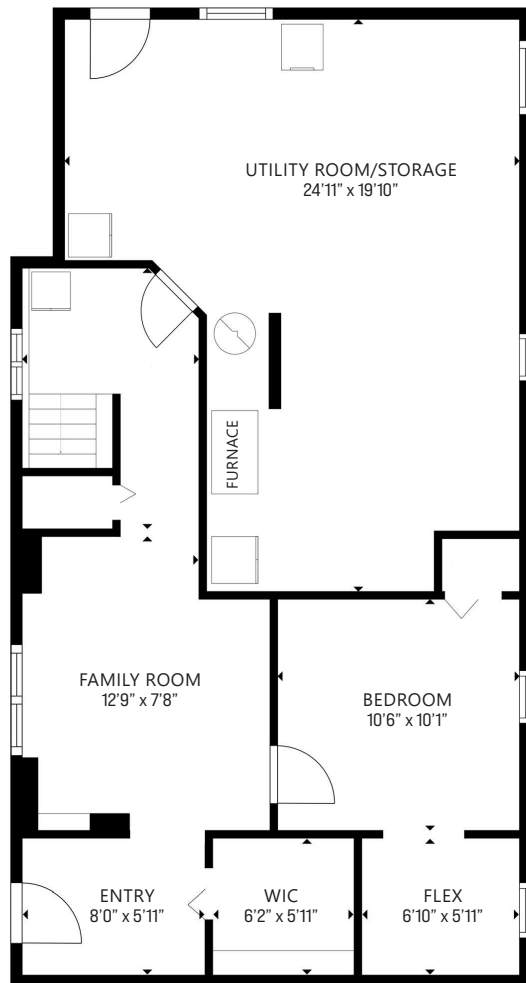
The side lane access adds excellent potential for a coach house (confirm with CNV). Ideally situated just off the quieter west side of the Boulevard, the property sits in a family-friendly neighbourhood with parks and green space at your doorstep, steps from Ridgeway Elementary, and an easy walk to Sutherland Secondary.

Conveniently located near transit and close to all amenities, including Queensbury Village shops, Park & Tilford, Main Street services, and just a short drive to Lonsdale.

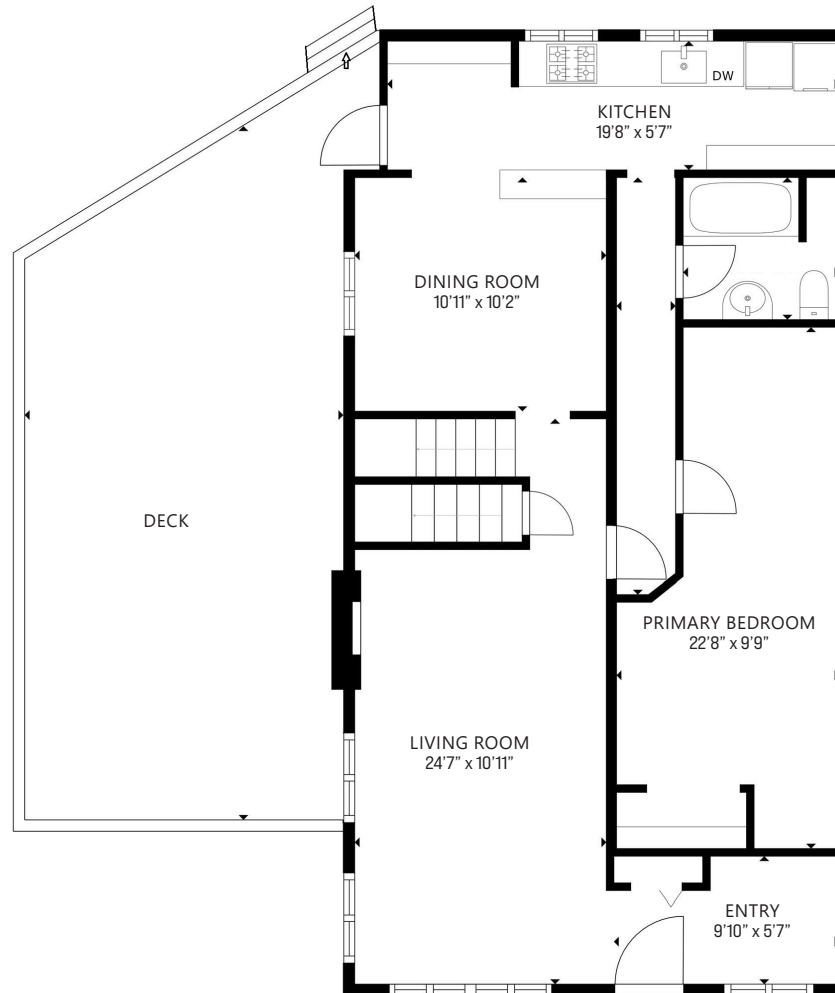




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LOWER LEVEL: 880 SQ.FT.

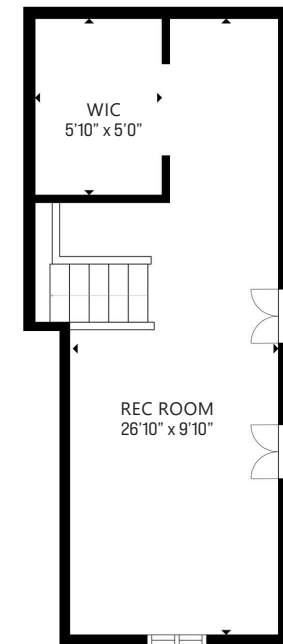


MAIN LEVEL: 857 SQ.FT.

SQ/FT TOTALS **

Main Level: 857 sq/ft
Upper Level: 880 sq/ft
Lower Level: 255 sq/ft

TOTAL: 1,992 sq/ft



UPPER LEVEL: 255 SQ.FT.

Interior square footage, layout and measurements are from Matterport and are approximate and not guaranteed. Square footage includes low height and unfinished areas.
Information should not be relied upon without independent verification.
This communication is not intended to cause or induce breach of an existing agency agreement.