



Presented by:  
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**Active**  
**R2983791**  
 Board: V  
 House/Single Family

**549 W 22ND STREET**  
 North Vancouver  
 Central Lonsdale  
 V7M 2A6

Residential Detached  
**\$2,498,000** (LP)  
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,498,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1958**  
 Frontage(feet): **50.00** Bathrooms: **3** Age: **67**  
 Frontage(metres): **15.24** Full Baths: **3** Zoning: **RS1**  
 Depth / Size: **135m** Half Baths: **0** Gross Taxes: **\$6,881.06**  
 Lot Area (sq.ft.): **6,750.00** Rear Yard Exp: **South** For Tax Year: **2024**  
 Lot Area (acres): **0.15** P.I.D.: **014-766-027** Tax Inc. Utilities?:  
 Flood Plain: Tour:  
 View: ;  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Community, Electricity, Natural Gas, Water**  
 Sewer Type: **Water Supply: City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Other, Stone, Stucco**  
 Foundation: **Concrete Perimeter**

Renovations: **Partly** Reno. Year: **2017**  
 # of Fireplaces: R.I. Fireplaces: Rain Screen:  
 Fireplace Fuel: **Natural Gas** Metered Water:  
 Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:  
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: Parking Access: **Front**  
 Parking: **Open**  
 Driveway Finish: **Asphalt**  
 Dist. to Public Transit: **1 block** Dist. to School Bus:  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **Yes :Chandelier on back deck and outdoor hot tub.**  
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 9, BLOCK 202, PLAN VAP1364, DISTRICT LOT 544, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC S10'**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Storage Shed**

Finished Floor (Main):	1,151	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19'1 x 12'4			x	Main #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'2 x 15'2			x	Main 5
Finished Floor (Below):	1,281	Main	Kitchen	9'11 x 14'9			x	Below 3
Finished Floor (Basement):	0	Main	Primary Bedroom	12'3 x 13'8			x	Below 3
		Main	Bedroom	10'8 x 9'1			x	
Finished Floor (Total):	2,432sq. ft.	Main	Foyer	6'7 x 6'11			x	
Unfinished Floor:	0	Below	Living Room	13'3 x 12'2			x	
Grand Total:	2,432sq. ft.	Below	Kitchen	13'3 x 10'3			x	
		Below	Bedroom	12'9 x 11'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	13'7 x 15'0			x	
		Below	Laundry	11'9 x 7'0			x	
Suite: <b>Unauthorized Suite</b>		Below	Storage	12'2 x 12'5			x	
Basement: <b>Fully Finished</b>		Below	Foyer	13'2 x 3'6			x	

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:  
 # of Kitchens: **2** # of Rooms: **13** MHR#: CSA/BCE: Maint. Fee:  
 ByLaw Restrictions:

Listing Broker(s): **Oakwyn Realty Ltd.**

**Prepare to fall in love with this fully renovated 4-bedroom, 3-bath home including a fantastic 1-bedroom suite, showstopper of a covered 500 sqft. terrace, and a sun-filled south-facing backyard in Central Lonsdale. The massive covered terrace is a stunning highlight—ideal for year-round entertaining, BBQs, or simply unwinding. The beautifully landscaped, south-facing fenced backyard offers a private retreat. The beautifully updated kitchen features a large island & is the heart of the home. The floorplan provides an effortless flow for entertaining. Beautifully renovated with quality craftsmanship throughout, & a new furnace & driveway added in 2021, with ample storage & workshop. Located on a desirable cul-de-sac, walking distance to schools. Move right in and enjoy! OH: SAT, APR 5 2-4PM**