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Royal LePage Sussex - Edmonds Advantage  
2996 Lonsdale Avenue  
North Vancouver, B.C.  
V7N 3J4

1515 PALMERSTON AVENUE, West Vancouver, BC, V7T 2V4, Ca

MLS®# R2697348



Property Value	\$2,688,800
Type	House/Single Family
Style	2 Storey
Year Built	1958
Taxes	5194.57
Living Area	3,561 sq.ft.
Lot Depth	111.61 ft
Lot Size Area	12,002.90 sq.ft.
Bedrooms	4
Bathrooms	4 full & 1 half

## Description

Welcome to 1515 Palmerston Avenue! Perched on a unique 12,000 sqft south-facing corner lot in the heart of Ambleside. This 4 bedroom "Lewis Post & Beam" home with an income-producing licensed suite, is cleverly oriented to take advantage of quiet living space. The large 1 bedroom suite offers private entrance, laundry, & potential for a 2nd bedroom! In the main home, enjoy 3 bedrooms upstairs including a large primary suite with a huge spa-inspired ensuite & large W/I closet. The main floor offers versatile entertaining ranging from small & intimate to large & casual. The extra-long single car garage equipped with 220 electrical hookup, perfect for an EV charging system. Located blocks away from West Van Secondary, highway access, & a short drive to all Ambleside restaurants, shops & more.





