



# 1002 Riverside Avenue 111 Sicamous British Columbia

\$534,900

Riverside unit #111, a rare lockoff suite, truly one-of-a-kind opportunity in Sicamous' premier waterfront complex. This 990 sq ft ground-floor residence is one of few units in the entire development to offer the coveted combination of direct poolside patio access and a flexible lockout suite design. Step out from your private patio and enjoy immediate access to the pool, hot tub, sundeck, and marina--an exclusive lifestyle perk shared by only 5 units in this 60-unit community. Inside, the thoughtfully designed lockout layout features two secure entrances, offering exceptional versatility for extended family, private guest accommodations, or flexible rental use. Recent upgrades include new laminate flooring, modern lighting, fresh paint, brand-new appliances, and updated doors and hardware. Original bathrooms and countertops remain, providing the perfect opportunity for buyers to personalize the space to their taste. Additional highlights include: - 1 boat slip for effortless access to Shuswap Lake - Ground-floor convenience with no stairs - Pets and rentals permitted (with restrictions) - Well-managed strata with a healthy reserve fund - Heated underground parking (9-UG) plus surface parking (53-AG). Whether you're searching for a full-time residence, vacation getaway, or investment property with unmatched flexibility, Unit #111 delivers. With its rare layout, premium poolside location, and marina access, this is one of Sicamous' most unique and compelling opportunities. (id:6769)

Primary Bedroom 18'9" x 9'4"

3pc Bathroom 5'6" x 6'6"

Dining room 8' x 7'

4pc Ensuite bath 8'3" x 6'11"

Bedroom 13'7" x 8'7"

Living room 13'8" x 13'10"

Kitchen 9'8" x 9'9"

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty



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