



1002 Riverside Avenue 111 Sicamous British Columbia

\$495,000

Don't miss your opportunity to own unit #111 - 1002 Riverside Avenue, Sicamous. This ground-floor lockoff suite is one of the few units in the entire development offering the highly desirable combination of direct poolside access and a flexible dual-suite layout. Step outside your private patio and enjoy immediate access to the pool, hot tub, sundeck and marina. Whether you're entertaining, relaxing, or heading out on the water, the convenience here is unmatched. Inside, the thoughtfully designed lockoff configuration offers two separate entrances, creating incredible flexibility. Use it as a full-time residence, host extended family or guests with privacy, or take advantage of dual rental potential—a rare and valuable feature in the Sicamous market. Recent updates include new laminate flooring, fresh paint, modern lighting, brand-new appliances, and updated doors and hardware, giving the unit a clean, move-in-ready feel. The bathrooms and countertops remain original, offering a great opportunity to add value and customize to your style. Additional features include a dedicated boat slip for easy access to Shuswap Lake, heated underground parking plus additional surface parking, and a well-managed strata with a healthy contingency fund. Pets and rentals are permitted (with restrictions). Whether you're searching for a recreational getaway, income property, or full-time home, Unit #111 stands out as one of the most flexible and desirable offerings in Sicamous. (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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