



# 113 West Enderby Road Enderby British Columbia

\$619,000

Looking for a property that feels like a small acreage but is in town, close to schools & on city water & city sewer? West Enderby Road offers that rural lifestyle on this 0.34 acre lot with a renovated 1,505 sf Rancher, 659 sf shop and lots of parking, room for kids, pets, gardening & even up to 5 backyard hens (no roosters). This home welcomes you from the front porch where you can sit & take in the Eastern view of The Cliffs. The charm of this 2 Bedroom + Den home will have you imagining living here with updates within the last 5 years including: Kitchen with an apron, farm-house sink, oak-effect Ikea counters, soft-close cabinets, under cabinet lighting & pot-lights (connected to wifi), vinyl plank flooring, pellet stove, all vinyl windows, 1 renovated bathroom & 1 updated bathroom, natural gas hot-water-on-demand, high efficiency heat pump rated to -30 for the home's primary heating & cooling source with the option of using the pellet-stove. The roof is about 15 years old & the shop measures 26' x 14'5 with two attached storage areas (one can be used as an office). The home has 125 amps with 30 amps/240v at the shop. With new Legislation set to be effective on June 30th, zoning should support a Secondary Detached Suite, offering a chance for a multi-generational purchase or to rent out to a long-term tenant. This is a great spot for retirees who are downsizing but still want space or for families as the elementary school & playground are just down the road! (id:6769)

- Storage 19'8" x 5'8"
- Storage 9'6" x 14'6"
- Workshop 26' x 14'5"
- Laundry room 5'6" x 6'9"
- 3pc Bathroom 6'4" x 10'6"
- 4pc Bathroom 6'8" x 5'4"
- Den 8'9" x 10'11"
- Bedroom 12'4" x 11'10"
- Primary Bedroom 15'2" x 11'11"
- Dining room 13' x 10'9"
- Living room 13'1" x 18'8"
- Kitchen 21'9" x 14'8"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<http://www.paigegregson.com/>



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