



11506 Briar Drive Coldstream British Columbia

\$749,900

Welcome to 11506 Briar Drive, a well-located bi-level home in the heart of Coldstream—just minutes to schools, parks, and everyday amenities. Set on a generous 0.26-acre lot, this property offers space, privacy, and future potential that's increasingly hard to find. The expansive yard is a standout feature, with mature trees including magnolia and maple creating a peaceful, established setting. Whether you're looking to garden, entertain, or simply enjoy more outdoor space, this property delivers. Inside, the home offers 5 bedrooms and 2 bathrooms with a functional layout suited for families or flexible living. The main level features 3 bedrooms, a full bathroom, and a bright living area with a galley kitchen overlooking the yard. Downstairs includes 2 additional bedrooms, a second bathroom, and a separate entrance—ideal for future suite potential. Key updates include a newer furnace and central air (2024) and hot water tank (2019). Additional features include a carport, covered deck, electric fireplace upstairs, and a wood-burning fireplace downstairs. A solid opportunity to get into Coldstream with space to grow and add value over time. (id:6769)

Storage 11'5" x 12'2"
Bedroom 10'9" x 12'8"
Bedroom 10'5" x 12'8"
2pc Bathroom 4'8" x 8'11"
Laundry room 9'8" x 8'11"
Unfinished Room 6'8" x 11'
Recreation room 14'9" x 15'11"

Kitchen 16'8" x 8'0"
Dining room 9'9" x 10'10"
Living room 16'8" x 14'4"
Primary Bedroom 11'10" x 13'6"
Bedroom 9'4" x 13'6"
Bedroom 8'4" x 11'4"
4pc Bathroom 7'9" x 8'0"

Listing Presented By:



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RE/MAX Vernon Salt Fowler

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



Royal

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