



# 11603 Tassie Drive Coldstream British Columbia

\$849,000

A smart investment in prime Coldstream, this property offers an unbeatable combination of affordability, lifestyle, & potential with the opportunity to own in one of the Okanagan's most desirable areas. Located within the catchment of the #1 ranked elementary school in the North Okanagan, this 4-bed, 2.5-bath home is ideal for families. Enjoy a short walk to Kal Provincial Park for world-class hiking, biking, & swimming, & just a 14-minute walk to Kal Beach. Elementary & secondary schools are only minutes away. Set on 0.23-acre lot with ample parking & room for an RV, this 4-level split offers flexible living space. The main level features a bright living room, dining area, & kitchen overlooking a cozy lower-level family room with wood-burning stove, 2pc bath, laundry, & access to the sunny deck with hot tub. Upstairs offers a primary bedroom with w/i closet & access to the main bath, plus 2 more bedrooms. The basement includes a 4th bedroom, office/den, 3pc bath, storage, & a separate entrance—ideal for an in-law suite or mortgage helper. The fully fenced backyard is a blank canvas with space for kids, pets, & even an above-ground pool. Located in a peaceful, family-oriented neighbourhood with a strong sense of community. While the home will benefit from updating, it presents an exceptional opportunity to add value over time. Quick possession available. More than just a house, this is a smart move for your family & a chance to secure a location that simply can't be replicated. (id:6769)

Storage 8'3" x 3'3"

Bedroom 13'6" x 10'9"

Bedroom 13'7" x 10'7"

4pc Bathroom 13'5" x 6'10"

Primary Bedroom 14'5" x 13'6"

Storage 12'9" x 5'5"

Other 6'2" x 6'3"

Storage 8'4" x 3'4"

3pc Bathroom 6'1" x 5'3"

Bedroom 11'7" x 9'10"

Den 14'3" x 12'1"

Other 19'10" x 12'6"

Laundry room 11'4" x 8'10"

2pc Bathroom 5'1" x 4'10"

Family room 21'7" x 10'11"

Kitchen 11'5" x 10'11"

Listing Presented By:



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Utility room 9'5" x 5'0"

Dining room 13'8" x 9'8"

Other 9'10" x 8'8"