



1189 COLUMBIA AVENUE Trail British Columbia

\$469,000

This spacious character family home exudes warmth & charm at every corner. Stepping thru the front door, the large living room with gas fireplace & its expansive windows, offers views of the majestic Columbia River, providing a tranquil backdrop for everyday living. The large separate dining room has plenty of space for those family gatherings. The large open kitchen has so much natural light & plenty of room for family meals & you can keep an eye on the kids in the adjacent family room. The family room has nice sliders to a covered deck in the backyard. The beautiful hardwood floors gleam throughout the main floor. Upstairs, with original hardwood floors, there are two good sized bedrooms & a full bathroom. On the lower level, you will find a large rec room with another natural gas fireplace, two more large bedrooms, a utility/storage room & another full bathroom with a sunken tub! The vintage doors & built in closets & cabinets add a touch of nostalgia. Outside, there are mature trees, shrubs & perennials that you will certainly enjoy! Another covered patio area will be perfect for those family BBQ's. The detached garage with rear lane access has plenty of room for storage & parking in addition to the front driveway. Let's talk about location....at the end of the block you will find Gyro Park! Take leisurely strolls along the river amidst lush greenery & serene surroundings or go to the beach or waterpark! Call today to set up your personal showing! (id:6769)

- Full bathroom Measurements not available
- Bedroom 8'7 x 10'6
- Bedroom 8'11 x 14'7
- Full bathroom Measurements not available
- Bedroom 11'6 x 10'8
- Bedroom 11'2 x 10'5
- Recreation room 19'1 x 16'5
- Utility room 3'8 x 7'
- Other 4 x 3'11
- Kitchen 20'7 x 11'2
- Foyer 5'4 x 3'5
- Partial bathroom Measurements not available
- Dining room 11'9 x 8'5

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