



1245 Maclean Mcpherson Road Sicamous British Columbia

\$510,000

Set on a rare half-acre parcel right in town, this 812 sq. ft. bungalow offers both immediate comfort & exceptional potential. Originally built in the 1960s, the home has solid bones & a number of important upgrades already completed, including a newer roof, windows & doors, updated plumbing, & a newer hot-water tank. The attached single-car garage is insulated too. As with many homes of this vintage, a few foundational enhancements will further strengthen its longevity—such as the addition of weeping tile for improved drainage. Inside, the layout is ready for your personal touch, making it an excellent option for renovators or first-time buyers looking to add equity. Zoned Country Residential, this property is packed with opportunity: permitted for up to ten campsites or a ten-room bed & breakfast, w/ space to add large shops, rental suites, or additional structures. W/ direct snowmobile access to Owl's Head & Blue Lake, you're minutes from some of the region's best recreation while still enjoying in-town convenience. Sicamous continues to grow as a vibrant four-season community, offering a brand-new medical facility, well-established elementary, & high schools, & an impressive selection of amenities including a BMX pump track, skating rink, ballfields, & a variety of community programs for residents of all ages. Whether you're an investor, builder, or outdoor enthusiast, this property combines flexibility, location, & potential in one remarkable Sicamous opportunity. (id:6769)

Bedroom 11'5" x 7'8"

Full bathroom 8'3" x 4'11"

Primary Bedroom 11'5" x 7'8"

Living room 13'5" x 15'4"

Kitchen 11'7" x 7'4"

Listing Presented By:



Originally Listed by:
eXp Realty (Sicamous)

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



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