



## 1315 BIRCH AVENUE Trail British Columbia

\$345,000

Spacious, bright and charming 3-bedroom, 1.5-bath residence with fabulous views. Enjoy off-street covered parking, 2024 furnace, 2022 hot water tank, and several storage options. Surprisingly large rooms for this era of home make this ideal for growing families. The layout is sensible, practical and despite the build year, has a modern flow. Eat-in style Kitchen is well laid out with sturdy and generous cabinetry and long work surfaces. Enjoy a beverage of choice while you gaze at the river, mountain and city views under the protection of your covered 10x12 deck. Living & dining are open to one another for ease of entertaining. Oversized windows throughout flood the home with soft and natural light. Basement offers freshly painted rec room, flex space, ample storage for all your totes and designated laundry area. Walk out the basement door to the gated carport with alley access, a work space, or, even MORE storage. So many unique surprises and hidden areas, this home is certainly one to please! On a main bus route, so you are the first roads to be cared for in the winter. Located only a few blocks to Downtown Trail via one of the famous Red Roof staircases. This could be your long term family chapter! (id:6769)

Bedroom 12 x 13'2

Full bathroom Measurements not available

Bedroom 12 x 13'2

Recreation room 16 x 9'10

Laundry room 20 x 8'1

Storage 8'1 x 9'7

Kitchen 11 x 13

Dining room 11'4 x 9'2

Living room 12 x 16

Bedroom 9'1 x 11'4

Foyer 11 x 3

Partial bathroom Measurements not available

Listing Presented By:



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Century 21 Kootenay Homes  
(2018) Ltd

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