



# 13525 Westkal Road Coldstream British Columbia

\$1,049,000

Unbeatable location! Welcome to a rare opportunity just steps from stunning Kalamalka Lake and minutes from Okanagan College, Vernon Jubilee Hospital, Vernon Golf & Country Club, and Kidston Elementary. Outdoor enthusiasts will love the immediate access to the scenic "Rail Trail"--perfect for hiking or biking right from your doorstep! Lovingly cared for, this charming 4-bed + 3-bath home is ready for the next family. Situated on a beautifully landscaped and fully fenced and low maintenance 0.264-acre corner lot. Inside, vaulted ceilings and expansive windows flood the upper level with natural light and stunning views of Kal Lake. Hardwood floors enhance the open-concept living, dining, and kitchen areas--designed to capture nature's beauty from every angle. Enjoy seamless indoor-outdoor living with deck access off both the kitchen and primary suite. The lower level offers great flexibility: a potential in-law suite with a private entrance and patio, plus space for a home office or den. The current layout includes 2 beds and 2 baths up, with a large laundry/utility room that could be converted back into a bedroom. Numerous updates include: hot water tank, windows, French and sliding doors, blinds, Phantom screen, and multiple appliances. The garage doubles as a workshop, and there's ample parking for up to 8 vehicles. Whether you're an active family, need room for extended family or want income potential with a student or professional tenant--this home truly has it all. (id:6769)

3pc Ensuite bath 5'7" x 5'7"

Primary Bedroom 14'11" x 13'1"

Bedroom 10'2" x 12'5"

Full bathroom 13'9" x 7'5"

Laundry room 10'2" x 10'4"

Living room 15'10" x 14'10"

Dining room 15'0" x 7'8"

Full bathroom 5'11" x 7'7"

Other 24'1" x 19'6"

Foyer 8'11" x 7'10"

Family room 14'11" x 13'1"

Office 11'6" x 9'4"

Bedroom 10'2" x 10'

Kitchen 11'0" x 10'8"

Listing Presented By:



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