



# 1504 FIFTH AVENUE Trail British Columbia

\$349,000

Nestled on a picturesque corner lot, this charming one owner character home boasts an inviting ambiance & meticulous attention to detail. With three spacious bedrooms & two bathrooms, this residence offers both comfort & functionality for modern living. The allure of this home begins with its exquisite hardwood floors & finely crafted trim, which enhance the warmth & elegance of the interior. The main level features two generously sized bedrooms, perfect for family or guests. The large living room, complete with a cozy natural gas fireplace, provides a welcoming space for relaxation & entertainment. Adjacent to the living room, the separate formal dining room offers an ideal setting for memorable gatherings & meals. The kitchen, designed for both style & practicality, will delight any culinary enthusiast. On the upper level you'll find an expansive third bedroom that can serve as a private retreat, a home office, or a creative studio. The lower level presents a canvas for your imagination, ready to be customized to suit your needs. Currently, it features a large laundry area, a versatile workshop, a cold room for extra storage, & a convenient two-piece bathroom. This property is further enhanced by a garage with alley access & a separate driveway, providing ample parking options. The fully landscaped yard with underground sprinklers, is a testament to the home's charm, offering a serene outdoor space. Centrally located this is a rare find & only 15 minutes to Rossland! Call to set up your personal showing! (id:6769)

Bedroom 23 x 12'10

Partial bathroom Measurements not available

Laundry room 18'3 x 11'7

Storage 22'5 x 9'3

Workshop 15'8 x 13'4

Cold room 5'6 x 9'2

Kitchen 9'11 x 11'5

Sunroom 9'5 x 5'9

Dining room 11 x 8'5

Living room 12 x 16'2

Bedroom 11'7 x 9'2

Primary Bedroom 10'8 x 11'8

Full bathroom Measurements not available

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