



2036 Solsqua Sicamous Road 17 Sicamous British Columbia

\$149,900

This rare opportunity in the quiet, private Cedar Ridge community sits just minutes from Sicamous. This well-kept single-wide with a large add-on offers excellent flexibility, featuring 2 extra rooms that can function as a bedroom, den, office, or hobby space. A spacious 14 x 23 ft covered deck extends your living area outdoors, while the corner location gives the property a park-like feel with ample yard space for gardening, pets, or play. There is parking for an RV or snowmobile trailer, 2 additional sheds for storage, & a durable metal roof that pairs with energy-efficient appliances for reliable year-round living. Inside, you'll appreciate the cosy combination of propane heat & wood heat, an open-concept layout with a U-shaped kitchen, & easy-access laundry off the primary bedroom. Low monthly fees of \$600 + 30 water, pet-friendly policies, & the option for full-time or recreational living make this a versatile & affordable choice just outside Sicamous. Many updates including Appliances, Hot water tank, Pellet Stove, and Septic pumped this year. (Garage not included) (id:6769)

Laundry room 5'4" x 8'2"

Other 14'0" x 23'0"

Dining room 10'2" x 6'9"

Bedroom 13'0" x 11'9"

Den 12'11" x 10'11"

Primary Bedroom 10'11" x 13'3"

Full bathroom 6'11" x 8'3"

Bedroom 10'1" x 13'3"

Living room 12'8" x 14'3"

Kitchen 12'11" x 11'6"

Listing Presented By:



Originally Listed by:
eXp Realty (Sicamous)

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



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

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