



2194 SIXTH AVENUE Trail British Columbia

\$624,500

Welcome to this beautifully renovated 3-bedroom, 2-bathroom home that perfectly blends modern comforts with classic charm. The main unit boasts an open-concept living area with abundant natural light and contemporary finishes. The kitchen is a culinary dream, featuring stunning quartz countertops, sleek cabinetry, and stainless steel appliances, ideal for both everyday cooking and entertaining. The lower level is designed for relaxation and productivity. Enjoy the expansive recreation room, perfect for family gatherings or a home theater setup. The dedicated office area, complete with a cozy gas fireplace, provides a quiet space for work or study. Additionally, there is a large storage room and a well-appointed laundry room for your convenience. This property also includes a separate main level 1-bedroom, 1-bathroom suite, offering a fantastic opportunity for rental income or a private guest retreat. The suite features a charming kitchen with butcher block countertops and a decorative electric fireplace in the living room, creating a warm and inviting atmosphere. Step outside to your private oasis--a beautifully landscaped and fenced yard with raised garden beds, perfect for the green thumb in the family. Additional features include a storage shed and a separate driveway with alley access, providing ample parking and storage solutions. This home is a must-see, offering a perfect blend of modern upgrades, comfort, and functionality. Don't miss the opportunity to make this exceptional property your new home! (id:6769)

Den 12'9 x 11'10

Laundry room 7'5 x 13'1

Recreation room 18'3 x 27'11

Storage 15'10 x 18'5

Kitchen 12'1 x 10'2

Living room 12'6 x 18'5

Foyer 6'10 x 6'11

Bedroom 11'8 x 11'8

Other 13'3 x 7'6

Den 14'5 x 11'8

Laundry room 14'3 x 13

Kitchen 13'5 x 8'1

Dining room 8'5 x 9'9

Living room 16 x 10'1

Full bathroom Measurements not available

Bedroom 7'10 x 9'9

Bedroom 10'0 x 11'1

Primary Bedroom 7'9 x 14'1

Listing Presented By:



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RE/MAX All Pro Realty

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Royal

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Full bathroom Measurements not available