



## 30 Boulder Road Beaverdell British Columbia

\$520,000

Spectacular 2.6-acre corner lot featuring a fully renovated rancher, perfect to call home or use as a vacation property! This delightful open-concept home offers two bedrooms and is truly move-in ready, with practical features including a mudroom, ample storage, and a cozy wood-burning fireplace. The property is serviced by a private well, providing a reliable and abundant supply of fresh water, and offers plenty of space to park all your toys and more. It is an ideal destination for outdoor enthusiasts or anyone seeking a quiet, private setting surrounded by nature. Conveniently located just five minutes from schools and shops, and approx. 45 minutes to Kelowna or Big White Ski Resort. The area is not currently zoned allowing for any development plans and limitless possibilities. There is easy hook up to power further deep into the lot allowing for construction of additional buildings. With so much potential, the opportunities with this property are truly endless! (id:6769)

3pc Bathroom 9'0" x 7'7"

Storage 7'4" x 23'6"

Bedroom 7'5" x 11'1"

Dining room 9'7" x 6'9"

Kitchen 19'4" x 12'4"

Living room 11'1" x 10'1"

Mud room 9'11" x 9'8"

Primary Bedroom 7'11" x 9'8"

Listing Presented By:



Originally Listed by:

Royal LePage Kelowna

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