



## 312 4TH Avenue Burns Lake British Columbia

\$369,000

\* PREC - Personal Real Estate Corporation. Welcome to this move-in-ready rancher bungalow, perfectly situated in one of Burns Lake's most desirable neighborhoods. This meticulously-cared-for home offers three spacious bedrooms and two full bathrooms, making it ideal for families, retirees, or anyone seeking one-level living with room to grow. The heart of the home features a bright, open living space with plenty of natural light, flowing into a functional kitchen and dining area. Every detail has been thoughtfully maintained, and major updates have already been taken care of, including a new 200-amp electrical service. Step outside and discover a standout feature of the property: a massive 24' x 18' workshop, fully insulated and heated-perfect for mechanics, woodworkers, or year-round storage. (id:6769)

Foyer 13 ft ,7 in X 5 ft ,8 in

Living room 22 ft ,5 in X 13 ft ,6 in

Dining room 13 ft ,9 in X 9 ft ,7 in

Kitchen 14 ft X 9 ft

Laundry room 9 ft ,2 in X 8 ft ,9 in

Bedroom 2 10 ft ,4 in X 9 ft ,7 in

Bedroom 3 13 ft ,6 in X 9 ft ,1 in

Primary Bedroom 13 ft ,8 in X 10 ft ,1 in

Listing Presented By:



Originally Listed by:  
Royal LePage Aspire Realty



Royal

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.