



## 7126 3A Highway 36 Nelson British Columbia

\$339,500

You will truly enjoy this 2-bedroom + den, 2-bath double-wide manufactured home, ideally situated in a desirable 55+ park in the picturesque community of Balfour. Be surprised by the spacious, open-concept living area seamlessly connecting the bright, large kitchen with its ample counter space, dining room, breakfast nook, and living room with featured gas fireplace creating an inviting atmosphere perfect for entertaining or relaxing. Double doors lead onto a spacious treelined deck. The generous primary bedroom offers a private retreat, complete with a full ensuite bathroom with soaker tub just past the 5 x 6 walk-in closet. A semi-attached double garage provides sheltered parking or room for a workshop. As a resident of this park you'll also enjoy lake access, and the potential for boat moorage, perfect for those who love to spend time on Kootenay Lake. This home combines comfort privacy and community all within a tranquil 55+ setting, just moments from Balfour's amenities, including the Balfour Golf Course and the Kootenay Lake ferry. Don't miss this opportunity to embrace a relaxed Kootenay lifestyle! (id:6769)

Den 9' x 8'

Bedroom 12'7" x 12'8"

Laundry room 9' x 6'

Full bathroom Measurements not available

Partial ensuite bathroom Measurements not available

Primary Bedroom 13' x 12'

Dining room 10' x 18'

Kitchen 13' x 10'

Living room 18'9" x 15'4"

Listing Presented By:



Originally Listed by:

RE/MAX Four Seasons (Nelson)

<http://www.nelsonrealty.ca/>



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