



403 Howard Avenue Enderby British Columbia

\$399,000

Opportunity awaits with this 2-bedroom, 1-bathroom home situated on a spacious city lot with desirable R2 zoning, offering potential to construct a two-family dwelling. Ideal for first-time buyers, downsizers, or investors looking for future development opportunities. The home has seen several updates over the years, including kitchen cabinets, laminate flooring, exterior siding, plumbing, furnace, and roof. Inside, you'll find a functional layout featuring a large mudroom, convenient laundry area, and a deck overlooking the partially fenced backyard. A major highlight is the impressive 54' x 19' detached garage/workshop with lane access, providing excellent space for projects, storage, or hobbies. The property also offers ample parking, including room for an RV, boat, and multiple vehicles. Conveniently located within walking distance to shopping, parks, walking trails, Hunters Range, the Enderby Cliffs, the beautiful Shuswap river, arena, and curling rink, this property offers both everyday convenience and excellent investment potential. Whether you're looking to move in, renovate, or develop in the future, this is a fantastic opportunity in a great location. (id:6769)

Sunroom 19'3" x 5'1"

Primary Bedroom 7'10" x 12'5"

Living room 10'8" x 10'9"

Laundry room 6'6" x 5'11"

Kitchen 10'8" x 5'8"

Den 7'3" x 5'11"

Bedroom 7'11" x 10'1"

4pc Bathroom 6'5" x 6'0"

Listing Presented By:



Originally Listed by:
Real Broker B.C. Ltd



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