



# 440 SIMON FRASER Avenue Fraser Lake British Columbia

\$280,000

Welcome home to this beautifully updated 4-bedroom, 2.5-bath family residence offering comfort, style, and incredible views. The renovated kitchen is the heart of the home, featuring a large island and spacious dining area--perfect for family meals, entertaining, and everyday living. Step outside to the large covered deck and enjoy breathtaking sunset views over Fraser Lake, creating the ideal setting to relax and unwind. Thoughtful upgrades, including an updated roof, furnace, and hot water tank, provide peace of mind for years to come. The basement entry offers excellent suite potential, adding flexibility for extended family or rental income. With updated bathrooms and a warm, inviting layout, this home beautifully combines modern updates with stunning surroundings. (id:6769)

- Bedroom 4 11 ft ,5 in X 15 ft ,8 in
- Laundry room 13 ft ,1 in X 11 ft ,4 in
- Recreational, Games room 17 ft ,3 in X 11 ft ,7 in
- Foyer 8 ft ,7 in X 15 ft ,6 in
- Flex Space 13 ft ,1 in X 15 ft ,5 in
- Living room 12 ft ,1 in X 15 ft ,6 in
- Dining room 20 ft ,1 in X 11 ft ,9 in
- Kitchen 17 ft ,2 in X 14 ft ,2 in
- Primary Bedroom 14 ft X 11 ft ,9 in
- Bedroom 2 8 ft ,1 in X 10 ft ,6 in
- Bedroom 3 8 ft ,1 in X 10 ft ,6 in

Listing Presented By:



Originally Listed by:  
RE/MAX Vanderhoof

<https://laraweber.remaxvanderhoof.ca/>



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