



## 500 Polson Avenue Enderby British Columbia

\$495,000

500 Polson Ave is your perfect starter or retirement home complete with SHOP and ALL THE PARKING for your vehicles and toys! Centrally located in Enderby you are less than 1km from the Riverside Park with boat launch and walking trail along the Shuswap River into downtown Enderby, or a 3 min drive from W.J. Tuey Park along the Shuswap River, and only 12 minutes to Hunters Range Snowmobile Club. This home has recently been tastefully updated with approx. \$25k in upgrades such as BRAND NEW LG stainless steel kitchen appliances including electric stove, fridge, and dishwasher. Other updates in the home include interior paint, light fixtures, interior doors, flooring, bathroom vanity/sink and toilet, blinds, light switches, wall plugs, 2024 hot water tank, and freshly painted exterior of both home and shop. You also have a large crawl space perfect for storage, keeping your shop free for projects. The 24'x25' shop has 220V power, a gas heater, compressor room, and cement floor. A large garden area was put in 2 years ago, and there are existing peach, plum, and cherry trees along the fence line. This home and shop is move in ready and easy to show! (id:6769)

Living room 12'6" x 13'8"

Primary Bedroom 10'3" x 10'3"

Bedroom 10'3" x 8'

3pc Bathroom 10'3" x 6'1"

Kitchen 12'6" x 13'1"

Laundry room 10'3" x 7'9"

Foyer 6' x 7'9"

Listing Presented By:



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RE/MAX Shuswap Realty

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



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