



606 Birch Avenue Sicamous British Columbia

\$549,900

Are you a firm believer in Sweat Equity? Build your investment portfolio or your family home over time with this Large Lot 1/4 acre ,bi-level home, + double detached garage located in the Coveted Family neighbourhood of "The Tree Streets of Sicamous." Many upgrades are already completed, including the roofing, mini-split air conditioning and heating, plus the wood stove (WETT certified), bathrooms and flooring & trim Capitalize on the functional boot room with built-in storage off the LARGE covered deck that runs the length of the house. Hop in the Hot tub and throw backyard BBQ party in the fully fenced yard with a big backyard. Build a possible basement suite with a separate entrance; zoning is approved! No permit is needed to get the garage and workshop & the structure is already built and finished as you see fit. Keep the easy living going, as you can park your RV and Boat with room to spare in the huge driveway. Sicamous has a new Medical Center (2025) and daycare, plus an elementary and high school with many local sporting activities for adults and children. Come and see the First Time Home Owners Grant approved Property at 606 Birch Ave in Sicamous and enjoy Lake Town living only 4 minutes from the beach and boat launch. (id:6769)

Foyer 7'0" x 12'9"

Bedroom 12'0" x 10'0"

Full bathroom 6'11" x 9'2"

Primary Bedroom 11'11" x 12'4"

Dining room 10'6" x 8'10"

Living room 19'6" x 12'4"

Kitchen 9'4" x 8'9"

Other 8'7" x 15'8"

Other 5'11" x 7'9"

Bedroom 17'5" x 8'3"

Full bathroom 6'1" x 7'3"

Family room 20'6" x 11'10"

Den 16'7" x 11'10"

Listing Presented By:



Originally Listed by:
eXp Realty (Sicamous)

<http://www.jessicaklikach.com/>



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.