



## 606 Riverside Avenue Sicamous British Columbia

\$639,000

Location, lifestyle, and year-round recreation come together at 606 Riverside Avenue in Sicamous. Just steps from the public boat launch on the channel between Mara Lake and Shuswap Lake, this well-maintained 3 bedroom, 1 bathroom level-entry split-level home offers the perfect opportunity for full-time living, a recreational getaway, or investment property in one of BC's most sought-after lake communities. Inside, you'll find thoughtful updates throughout including windows, flooring, appliances, and a heat pump for efficient year-round comfort. The main living space is bright and functional, featuring an electric fireplace upstairs, while the lower-level family room offers the added warmth and character of a wood-burning fireplace. All three bedrooms are located on the upper level, creating a practical family-friendly layout. Outside, the 0.19-acre lot offers a newly paved driveway, attached garage, storage shed, fresh landscaping updates, and room to park your boat, RV, or additional recreational toys. Enjoy being within walking distance to beaches, boat launch, shopping, pubs, restaurants, and local favourites like Moose Mulligans. A fantastic opportunity to own in the heart of Sicamous, where boating, lake life, and convenience are right at your doorstep. (id:6769)

Primary Bedroom 13'8" x 10'8"

Bedroom 10'7" x 9'2"

Bedroom 13'8" x 9'0"

5pc Bathroom 9'2" x 9'1"

Laundry room 4'8" x 9'8"

Family room 24'1" x 19'10"

Foyer 8'0" x 6'1"

Dining room 9'6" x 9'10"

Living room 11'11" x 23'7"

Kitchen 9'6" x 9'10"

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty

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