



## 613 Pine Street Sicamous British Columbia

\$399,000

Nestled in the heart of the four-season community of Sicamous sits this charming 4-bedroom family home offering an ideal blend of comfort, convenience, and potential. Offering 1,200 square feet on a generous 0.23-acre lot, this residence presents a perfect opportunity for new families seeking their first home or retirees looking to downsize. With four bedrooms, there's ample room for everyone, and the bathroom was tastefully updated recently adding to the appeal. Set on a generous 0.23 Acre lot, this property boasts potential for expansion—envision adding your dream shop or garage! The spacious yard invites your creativity, whether you seek a garden, a kid's play area, or tranquil outdoor living spaces. Location, Location, Location: Situated just a stone's throw from Finlayson Park, families will love the nearby recreational opportunities, with walking paths, ball diamonds, ice arena or the new BMX Pump Track, all found at the park. Plus, schools and downtown are conveniently within walking distance, providing ease of access to local shops, dining, and the stunning shores of the Shuswap lake. Sicamous is renowned for its outdoor lifestyle, with year-round activities ranging from boating and fishing in the summer to snowmobiling in the winter. This vibrant community is perfect for those who cherish nature and an active lifestyle, all while fostering a close-knit neighborhood feel. Don't miss the opportunity to make this property your own. (id:6769)

Bedroom 9'10" x 9'5"

Bedroom 9'9" x 8'11"

Bedroom 10'8" x 8'1"

4pc Bathroom 9'10" x 4'9"

Living room 15'4" x 13'7"

Kitchen 9'3" x 8'11"

Dining room 5'9" x 8'5"

Sunroom 12'3" x 16'7"

Primary Bedroom 11'9" x 19'8"

Listing Presented By:



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