



# 6274 Learmouth Road Coldstream British Columbia

\$859,000

This phenomenal 4 bedroom, 3-bath home is nestled in the quiet and highly sought-after neighbourhood of Coldstream! Ideally located just minutes from the City of Vernon and close to schools, parks, shopping, restaurants and all other local amenities! Situated on a flat lot with RV parking and a fully fenced backyard, this home offers the perfect blend of comfort, space, and function for the modern family. Inside, you'll find a bright, open-concept layout filled with natural light, beautifully updated finishes, and plenty of room to live, work, and entertain. The main level boasts three spacious bedrooms and two full bathrooms, while the lower level features a versatile layout with an additional bedroom, full bathroom, a home theatre, and a private gym—ideal for guests, teenagers, or multi-generational living. Enjoy morning coffee or evening BBQs on your fully covered wrap around deck, complete with mature landscaping and room for kids and pets to play. With RV parking, updated interiors, and a welcoming family vibe, this home checks all the boxes! (id:6769)

Bedroom 8'7" x 12'5"

Foyer 11'3" x 8'11"

Family room 21'9" x 16'9"

Gym 23' x 13'9"

3pc Bathroom 7'11" x 10'4"

Utility room 16'2" x 13'10"

Laundry room 7' x 4'11"

Bedroom 11'0" x 13'11"

Bedroom 10'2" x 10'5"

4pc Bathroom 4'11" x 10'4"

3pc Ensuite bath 5'0" x 8'1"

Primary Bedroom 15'4" x 13'11"

Living room 17' x 18'6"

Dining room 13'8" x 9'2"

Kitchen 14'4" x 12'9"

Listing Presented By:



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