



# 6596 Lavington Way Coldstream British Columbia

\$825,000

Welcome to this fantastic family home in the heart of Lavington, offering the perfect blend of rural living and everyday convenience just 15 minutes from downtown Vernon. Situated on a spacious 0.26-acre corner lot, this property enjoys a prime location in one of Coldstream's most family-friendly communities. Just steps away, you'll find the elementary school at the end of the street and the community's beloved park featuring an outdoor swimming pool, playground, and expansive green space for recreation and family fun. Inside, this well-maintained home offers a functional layout with two bedrooms and two bathrooms on the main level, plus an additional bedroom, full bathroom, and versatile laundry room/den downstairs. The bright open-concept kitchen was beautifully renovated in 2022 while the basement was completed in 2016, both adding comfort for a growing family. Major updates provide peace of mind, including a new furnace (2025), HWT (2023), AC (2022), 220 AMP (2022) and appliances all updated since 2022. Step outside to enjoy the new back deck (2024) and spacious fenced backyard complete with a mature shade tree and plenty of room for children and pets to play. The oversized paved driveway offers exceptional parking with ample space for your RV, boat, and additional vehicles. Set in a flat, quiet neighbourhood where kids can safely ride bikes, walk to school, or head to the park, this property offers the lifestyle you've been searching for in the beautiful North Okanagan. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<http://ajeathorne.com/>



Royal

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- Den 9'1" x 14'11"
- Storage 18'8" x 16'7"
- Recreation room 23'6" x 9'5"
- 3pc Bathroom 8'5" x 7'7"
- Bedroom 9'7" x 14'11"
- 4pc Bathroom 7'6" x 7'5"
- 2pc Ensuite bath 4'11" x 5'6"
- Primary Bedroom 14'11" x 12'0"
- Bedroom 8'11" x 10'0"
- Kitchen 12'3" x 13'5"
- Dining room 13'0" x 10'0"
- Living room 15'2" x 17'1"

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