



7229 Edgewater Place Coldstream British Columbia

\$1,285,000

Breathtaking Kalamalka Lake views from this beautifully designed Coldstream home, priced below assessed value! Tucked away on a quiet cul-de-sac in one of Coldstream's most sought-after neighbourhoods, this 4-bedroom, 3-bathroom home offers privacy and convenience; just minutes to downtown Vernon, and steps to Kal Beach and the Rail Trail. Thoughtfully laid out over 2,400 sq. ft., the home was built to showcase panoramic lake views from nearly every room. The bright main living area features floor-to-ceiling windows, hardwood floors, and soaring ceilings. The gourmet kitchen includes stone counters, stainless appliances, rich cabinetry, and a large island for dining and entertaining. The primary bedroom offers a luxurious ensuite and walk-in closet, while the lower level boasts a spacious family room with patio access. The private backyard features paving stones, a fire pit area, and rare back lane access; ride your bikes straight into the backyard and store gear in one of two sheds, with even more space in the oversized triple garage, ideal for a boat or workshop. Features: power blinds, heated bathroom floors, new dual-fuel furnace & A/C, hot water on demand, putting green, automated irrigation, two covered decks, and more. Picture summer afternoons at the beach, followed by evenings by the fire under the stars. It doesn't get much better than this! A rare opportunity to own a quality family home with postcard views of Kal Lake's turquoise waters; don't miss it. (id:6769)

Living room 25'10" x 16'6"	4pc Ensuite bath 8'11" x 12'1"
Dining room 14'0" x 13'7"	Foyer 10'2" x 16'5"
Kitchen 12'5" x 12'5"	Family room 15'4" x 16'3"
Bedroom 13'11" x 10'0"	Bedroom 20'1" x 12'10"
Bedroom 12'1" x 10'10"	3pc Bathroom 4'11" x 10'5"
3pc Bathroom 10'7" x 5'0"	Laundry room 6'8" x 10'5"
Other 12'3" x 7'10"	Storage 6'3" x 10'5"
Other 8'11" x 5'9"	Other 13'11" x 11'11"
Other 8'11" x 5'9"	Other 13'11" x 11'11"

Listing Presented By:



Originally Listed by:
Vantage West Realty Inc.

<http://www.teaganadams.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.

