



# 9305 Orchard Ridge Drive Coldstream British Columbia

\$899,900

LOCATION, LOCATION! Welcome to 9305 Orchard Ridge Drive. Perched on a quiet cul-de-sac in a prestigious Middleton Mtn neighbourhood, this home sits on 0.26-acre lot & showcases stunning south-facing views of Kal Lake & the surrounding valley. Offered below assessed value with quick possession available, this is an incredible opportunity to secure a spacious home with solid bones & endless potential, it is perfect for young families, first-time buyers, or anyone ready to add their own personal touch. With 3,800+ sq ft of living space, this 4-bed, 3-bath home is designed for both comfort & entertaining. The living room features vaulted ceilings & expansive windows that frame breathtaking panoramic views, filling the home with natural light. Enjoy the covered deck off the kitchen, an ideal spot for morning coffee, evening cocktails, & taking in unforgettable sunsets over the lake. The primary bedroom offers its own private covered balcony, w/i closet, & spacious ensuite complete with a soaker tub, & separate w/i shower. The lower level includes an oversized rec room, 3 beds, a full bath, laundry, & a large storage/utility room, providing plenty of space for family living or guests. Home also boasts 3 fireplaces, double car garage, ample space for entertaining on both levels & a large backyard area ready for your ideas. Located close to popular Kal Beach & just a short drive to Kal Lake Provincial Park, this home offers the perfect blend of lifestyle, location, & value all in one. (id:6769)

- Utility room 39'11" x 9'10"
- Bedroom 15'0" x 11'4"
- Bedroom 15'0" x 13'9"
- Recreation room 23'1" x 18'1"
- Laundry room 9'6" x 4'7"
- 4pc Ensuite bath 11'1" x 9'5"
- Primary Bedroom 17'0" x 15'1"
- Other 13'0" x 11'0"
- Other 21'3" x 20'3"
- 2pc Bathroom 10'3" x 4'9"
- 4pc Ensuite bath 15'5" x 12'5"
- Primary Bedroom 17'7" x 15'1"
- Other 15'4" x 10'2"
- Dining room 18'6" x 17'6"
- Kitchen 14'9" x 13'4"
- Foyer 13'0" x 10'0"

Listing Presented By:



Originally Listed by:  
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Royal

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Other 17'0" x 7'0"

Living room 23'2" x 18'2"