



9694 School Road Coldstream British Columbia

\$749,999

Welcome to 9694 School Road, a well-maintained rancher with a basement situated on a flat 0.25-acre lot in the heart of Lavington. The main level offers a functional layout featuring a thoughtfully updated kitchen complete with a center island and generous counter space. Adjacent to the main living area, a bonus family room adds valuable flexible space for everyday living or entertaining. This floor includes 3 bedrooms and 1.5 bathrooms, providing comfortable main-level accommodation. Downstairs, the basement expands your living space with a large rec room ideal for media or games, alongside a dedicated office space that easily functions as a 4th bedroom. Outside, the fully usable lot features a private inground swimming pool, offering a perfect backyard setup for outdoor enjoyment throughout the warmer months. Located in a desirable, family-friendly Coldstream neighborhood, this home is within comfortable walking distance to Lavington Elementary School, the community outdoor hockey rink, and local playgrounds. A solid, versatile property offering a fantastic balance of indoor space, outdoor amenities, and prime neighborhood convenience. (id:6769)

Office 8'1" x 11'7"

Recreation room 16'7" x 11'2"

Family room 13'4" x 19'8"

Dining room 13'4" x 13'

Bedroom 11' x 9'11"

Bedroom 11'5" x 11'3"

4pc Bathroom 7'9" x 11'9"

2pc Ensuite bath 6'9" x 5'1"

Primary Bedroom 13'4" x 17'8"

Living room 16'2" x 23'4"

Kitchen 15'8" x 19'9"

Listing Presented By:



Originally Listed by:

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<https://sellyourhousewithkraus.com/>



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