



4424 BIRCH HILL AVENUE Terrace BC

\$519,900

First time on the market! This large custom built rancher (with a basement) is 0.5 acres on the bench and has plenty to offer. Situated at the end of a no thru road, adjacent to a greenbelt, plus boasts ample parking with a paved circular driveway and a large private yard. A few of the many features you'll find inside are vaulted ceilings, 3 very large bedrooms including the master with ensuite and plenty of closet space, formal dining room and more. The basement has a huge rec room with a new pellet stove, office space, 4th bedroom and entrance into the double garage. Updates to roof, furnace and heat pump. Wonderful family home with a location that cannot be beat!

Living Room 18' x 15'

Kitchen 24' x 9'

Dining Room 13' x 11'

Master Bedroom 15' x 12'

Bedroom 13' x 12'

Bedroom 15' x 11'

Laundry 11' x 7'

Recreation Room 24' x 24'

Bedroom 16' x 10'

Cold Room 11' x 6'

Storage 17' x 55'



Vance Hadley

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