



## 2262 Grafton Ave Coombs BC

\$1,150,000

This charming 2-bedroom + den, 1-bath home offers space, flexibility, and so much potential. The main level features a beautifully remodeled kitchen with a large island, perfect for gatherings and everyday living. Upstairs, you'll find an additional 1,326 sq ft just waiting for your ideas—create extra bedrooms, a spacious family retreat, a private suite, or even a multigenerational living space. Set on 5 acres, the property includes a large koi pond and a massive 2,800 sq ft shop with a full mezzanine above—an absolute dream for hobbyists, collectors, or entrepreneurs in need of workspace. All this in a fantastic Coombs location, just minutes from world-famous Goats on the Roof, Butterfly World, Englishman River Falls, and Cathedral Grove. Whether you're looking for a family home, a hobby farm, or a property with incredible workshop space, the possibilities here are truly endless! (All measurements are approximate and should be confirmed) ALL OFFERS WILL BE CONSIDERED.

Listing Presented By:



Originally Listed by:  
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