



## 2287 Amelia Ave Sidney BC

\$989,900

Well-presented and in move in condition, this 2016-built rancher is sure to please. Designed for easy, one-level living, this charming home offers an open-concept floor plan with 9-foot and vaulted ceilings, creating naturally bright rooms. The solid wood floors add warmth, and the south-facing, fenced backyard features a large patio with a gas BBQ outlet—perfect for entertaining. The bright kitchen is a chef's delight, featuring a skylight, wood cabinetry, stainless steel appliances, tiled backsplash, quartz countertops, and an eating bar. The primary bedroom includes a walk-in closet and ensuite with heated tile floors. With two additional bedrooms and a four-piece bath, there's plenty of space for guests or a home office. Located within walking distance to the ocean and Beacon Avenue, enjoy easy access to shopping, restaurants, boutique stores, and the Sidney Pier. With the balance of the New Home Warranty and no strata fees this is a good offering in today's market.

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