



## 1413 BATTEL AVE South West BC

\$545,000

Charming residence situated in the serene northern part of Ashcroft, featuring two bedrooms and two bathrooms. This home boasts a spacious unfinished basement with provisions for a third bathroom, offering ample potential to add two additional bedrooms. The front yard is beautifully landscaped and showcases a delightful fish pond, while a generously sized area on the yard's side provides convenient RV storage. The residence is equipped with a 200 amp electrical service. Inside, the living room is notably spacious and seamlessly flows into the dining area, providing a view of the backyard. The primary bedroom is a standout feature, featuring a generous walk-in closet and an attached four-piece ensuite. The backyard has been meticulously leveled and presently serves as a charming garden space. It is enhanced by a cedar deck that provides an ideal setting for arranging outdoor furniture and relishing the pleasant weather.

3pc Ensuite  
3pc Bathroom  
Entrance 5\3x6\6  
Bedroom 10x11\1  
Kitchen 9\3x17  
Dining 11\2x6\4

Living 15x17  
Laundry 10\7x10\3  
Mast BR 12\1x15\9  
Other 16\1x13  
Other 36\2x40\3

Listing Presented By:



Originally Listed by:  
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