



963E YELLOWHEAD HIGHWAY North East BC

\$599,900

First time on the market! This property offers a meticulously maintained home on 5 acres with southern exposure located just a few minutes to the town center & on the District water system. This well built home offers over 2600sqft of living space with the main level featuring 2 bedrooms (ensuite off primary) & a den, full bathroom & a bright kitchen that leads into the spacious dining & livingroom area accented with vault & large windows. Enclosed sun deck off dining room & deck off front of home to take in the views. The lower level is partially finished with a family room, bathroom, coldroom, storage & laundry. Complete with 2 bay detached garage, greenhouse, chicken house, 2 utility/camper sheds, woodshed, & workshop area. Extras include 65GPM drilled well for irrigation, fully fenced & cross fenced, raised garden beds & berry patch including raspberry, blackberry & strawberry, 3 apple trees, 1 plum tree, & almost 2 acres of landscaped yard. Plenty of parking with driveway loop

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|-------------------|-----------------------|
| 3pc Bathroom | Living 16\9x13\6 |
| 4pc Bathroom | Storage 7\6x5\4 |
| 2pc Ensuite | Laundry 10\8x5\11 |
| Bedroom 14x11\7 | Utility 21\2x14\6 |
| Bedroom 13\9x9\11 | Family Room 23\2x16\9 |
| Office 12\4x7\5 | Entrance 6\3x3\2 |
| Kitchen 10x9\3 | Other 17\3x14\11 |
| Dining 18\4x9\5 | |

Listing Presented By:



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