



## 311 7TH AVENUE Nakusp British Columbia

\$470,000

Comfortable, cozy and move in ready! This 2 bedroom home has been completely renovated in the past 4 years. Open concept living area with an efficiently designed kitchen with ample cupboards, including a pantry cupboard. The wood stove in the dining area keeps the home warm and welcoming in the cooler winter months. Very large bedroom on the main floor. Upstairs is a second bedroom that's also very roomy. The back entry/laundry area goes out to a small covered deck in the backyard. The yard is private, with grapevines, raspberries, and beautiful gardens of roses and peonies as well. 32' x 10' wood storage area (your quad would fit in here too!), plus a place for your bar-b-que, and 2 garden sheds. The 'shop' at the back has 2 storage areas (one on each side) which is perfect for seasonal things, and there's also possibilities for added income potential, or a possible mortgage helper....the shop has a new bathroom with jetted tub, 19' x 23' open area which could be adapted to kitchen/living space, or perhaps a home based business venture. Wood stove in the shop, and a separate electrical panel from the house. Landscaped lot close to the schools and a short walk to the park, beach, waterfront walkway, and downtown amenities. (id:6769)

Bedroom 23 x 12

Kitchen 9'6 x 9'6

Dining room 10 x 6'8

Living room 23 x 11

Bedroom 10'10 x 27'10

Full bathroom Measurements not available

Foyer 9'10 x 7'10

Listing Presented By:



Originally Listed by:  
Royal LePage Selkirk Realty



**Oak Wyn Realty Okanagan**

108 1980 Cooper Road , Kelowna,  
BC, V1Y 8K5

Phone: 250-861-5122

Fax:

dan.singla@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.