



## 11603 Tassie Drive Coldstream British Columbia

Mun of Coldstream

**\$849,000**



A smart investment in prime Coldstream, this property offers an unbeatable combination of affordability, lifestyle, & potential with the opportunity to own in one of the Okanagan's most desirable areas. Located within the catchment of the #1 ranked elementary school in the North Okanagan, this 4-bed, 2.5-bath home is ideal for families. Enjoy a short walk to Kal Provincial Park for world-class hiking, biking, & swimming, & just a 14-minute walk to Kal Beach. Elementary & secondary schools are only minutes away. Set on 0.23-acre lot with ample parking & room for an RV, this 4-level split offers flexible living space. The main level features a bright living room, dining area, & kitchen overlooking a cozy lower-level family room with wood-burning stove, 2pc bath, laundry, & access to the sunny deck with hot tub. Upstairs offers a primary bedroom with w/i closet & access to the main bath, plus 2 more bedrooms. The basement includes a 4th bedroom, office/den, 3pc bath, storage, & a separate entrance--ideal for an in-law suite or mortgage helper. The fully fenced backyard is a blank canvas with space for kids, pets, & even an above-ground pool. Located in a peaceful, family-oriented neighbourhood with a strong sense of community. While the home will benefit from updating, it presents an exceptional opportunity to add value over time. Quick possession available. More than just a house...



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