



## 15401 Kalamalka Road 131 Coldstream British Columbia

Mun of Coldstream

**\$168,900**

Welcome home to #131 Lakeway Mobile Home Park. Perfectly situated in a prime location within a well-maintained 55+ community, this bright & inviting 2-bed, 1-bath home offers both comfort & convenience. Lovingly & meticulously cared for, the home features tasteful updates including fresh paint throughout. The open-concept kitchen & dining area has been well maintained & creates a warm, welcoming space filled with natural light. The generously sized living room provides plenty of room to relax & leads to the two beds & the 4pc bath. Step outside to enjoy the spacious, private covered deck, ideal for relaxing or entertaining. The backyard yard area offers privacy & a garden shed for storage. Upon entering the lot, you'll appreciate the ample parking available, along with easy access to the large covered deck. Comfort is ensured year-round with central AC, perfect for Okanagan summers. Recent updates & upgrades include: New HWT (2023), New A/C unit & gas furnace (2021) Main roof replaced (2020). Pets are welcome with park approval (dogs must be no more than 12" in height; no vicious breeds permitted). Public transit is conveniently located at the park entrance, & you're just a short walk to Kal Beach, the Rail Trail, Middleton Mountain hiking trails, shopping, & dining—everything you need is close by. Don't miss this affordable opportunity to enjoy the Okanagan lifestyle in a peaceful...



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