



## 469 Main Street 17 Sicamous British Columbia

Sicamous

**\$147,500**



Located in a 55+ mobile home park on Main Street in Sicamous, this property offers exceptional walkability—groceries / post office right across the road, plus the pharmacy, restaurants, public beach, and all that Sicamous has to offer just steps away. The home features an excellent layout with bedrooms at each end for added privacy, offering 2 bedrooms and 2 bathrooms (2 New Toilets) plus a versatile den/flex room off the hallway—ideal for hobbies, crafts, or a home office. Enter through the convenient mudroom addition, perfect for boots and coats. The interior boasts new flooring throughout and has been recently painted inside and out, creating a bright and refreshed feel. Step outside to enjoy a covered deck with a comfortable sitting area, a private side yard, and beautiful garden spaces offering plenty of room to relax or tend to your flowers and plants. An attached storage/workshop area at the back provides excellent additional space. Recent upgrades include electrical inspection and permit (July 2024), new oil tank, new dishwasher, hot water tank (July 2022), and the home has been recently re-leveled. The main bathroom features updated wallpaper, new window blinds have been installed in the kitchen, dining area, and primary bedroom, and all water pipes beneath the home have been re-insulated. Monthly pad rent is \$470.00. One dog or one cat permitted with park approval...



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