



1002 Riverside Avenue 314 Sicamous British Columbia

Sicamous

\$469,000



Now available in Sicamous, this top floor 2 bedroom, 2 bathroom residence offers vaulted ceilings & tasteful updates throughout, including flooring, kitchen counters, & appliances. Located on the shaded, cool & quiet side of the building, the private patio provides comfortable outdoor living during warm Shuswap summers. The spacious primary suite features a generous closet & convenient ensuite laundry, creating function & privacy within the layout. This unit includes Boat Slip (25'3"") +2 parking spaces, 1 secured underground stall suitable for winter boat storage & 1 above ground stall for your daily or oversized truck/vehicle. The building is short term rental friendly (1/week) & pet friendly w/ 1 pet allowed, offering flexibility for personal use or investment. Positioned within walking distance to grocery stores, restaurants, the beach & local entertainment, this property delivers low maintenance ownership in a vibrant 4 season lake community known for boating, recreation & strong lifestyle appeal. A major attraction for investors & residents alike is the low cost of ownership w/ hot water & propane heat included in the strata fees. The building has stayed current on maintenance w/ a new roof, marina upgrades, updated pool equipment, refreshed pool decking, entrance improvements & elevator maintenance already completed. It feels good to own in a building w/ no looming ca...



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