



## 11524 Bottom Wood Lake Road 4 Lake Country British Columbia

Lake Country East / Oyama

**\$223,900**



PRICED BELOW ASSESSED VALUE. Located in the 55+ Sunny Acres Mobile Home Park, this 2-bedroom + den, 1-bath home sits on a private lot with mature trees, a fenced yard, garden beds, and a covered patio. The home features a functional layout with a large kitchen, breakfast bar seating, and appliances including an LG fridge, Frigidaire electric range and dishwasher. The sunken living room has a bay window and ceiling fan. The dining area is open to the kitchen and living space. Laundry area includes upper cabinets, a Kenmore dryer, and Amana washer. The den has laminate flooring, three windows, a separate entrance, and can be used as an office, storage, or hobby space. The primary bedroom has a large closet and private access to the 4-piece bathroom. The second bedroom includes a double-door closet. Outside offers a covered carport, parking for two additional vehicles, and a storage shed. Located near Wood and Kalamalka Lakes, this home offers easy access to parks, trails, transit, and nearby shops and wineries in Lake Country. Quick possession available. (id:6769)

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