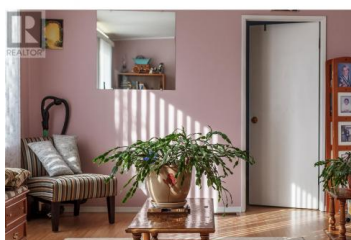




## 586 Guildford Court Coldstream British Columbia

Mun of Coldstream

**\$419,500**



Affordable Living in Coldstream only Steps from Kalamalka Lake! The perfect blend of comfort, convenience, and location in this spacious 2 bedroom + den, , 1 bathroom manufactured home with addition, sitting on its own land with no pad rent or strata fees! Featuring an open-concept layout with an abundance of natural light, this home offers a bright and airy atmosphere. The spacious kitchen with a central island and sleek flat top cooktop is perfect for cooking, dining, and entertaining. Primary bedroom has cheater door leading to bathroom with large tub perfect for a relaxing soak or unwind in the stand alone shower. Newer furnace and air conditioning ensure year round comfort. The addition provides extra living space, including a large family room and an additional bedroom—ideal for guests, hobbies, or a 2nd home office. Outside, enjoy a fully fenced backyard, a handy storage shed and plenty of room for outdoor activities. Located in desirable Coldstream, this home is just a short walk to Kalamalka Lake Beach, the Rail Trail and amenities. A fantastic opportunity for first-time buyers, downsizers, or anyone looking to enjoy the Okanagan. New siding and metal roof 2009, newer windows. (id:6769)

**Cheryl Ellwood**

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