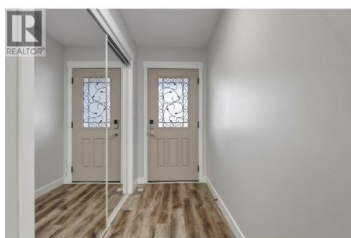
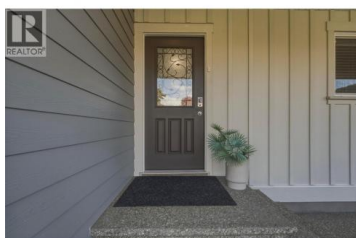




7701 Birch Lane Coldstream British Columbia

Mun of Coldstream

\$999,900



This move-in ready, spacious Coldstream rancher with a walk-out basement suite offers dynamic living options on a large 0.26ac lot tailored for outdoor enjoyment & potential. Situated in Coldstream, one of the North Okanagan's most desirable neighborhoods, this home features large covered deck & backyard space with dedicated RV parking & ample room for a future pool or shop. Inside, comprehensive modern interior updates bring style and efficiency throughout. The main level boasts 3 bedrooms, 1.5 baths, updated flooring & light fixtures. The main bathroom features a cheater door to the primary bedroom. An updated kitchen features sleek cabinetry, rich granite countertops & newer appliances, creating a seamless space for daily living. Below, a bright 2 bed, 1 bath basement suite acts as an ideal mortgage helper, complete with comfortable in-floor heating in the refreshed basement bathroom. Major functional upgrades offer complete peace of mind, including a newer roof, hot water tank, siding, gutters, soffits, driveway, deck & upper floor windows. The exterior enjoys fresh landscaping & an automated irrigation system in the front. Family-focused living meets exceptional convenience with top-rated Coldstream Elementary & Kalamalka Secondary School just moments away. Embrace the best of Vernon BC real estate with effortless access to Kal Lake, Kal Park & rail trail. Great value i...



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