



# 1083 Morningstar Road Oliver British Columbia

\$494,000

Rare opportunity to affordably own a livable 4 bedroom family home in a great location! Located in the desirable Rockcliffe neighbourhood, this home presents an incredible opportunity for first time buyers or a growing family to build equity while making cosmetic improvements. Ideally located within walking distance to both elementary and high schools, and in close proximity to town amenities and recreation facilities. Situated on a generous corner lot, with multiple fruit trees and a separate, single detached garage with workshop, this home also boasts a separate entrance to the lower level creating the possibility for an in-law or income generating suite. The split level foyer leads up to a spacious living room flooded with natural light and featuring a wood burning stove. Adjacent is the generous, open concept kitchen-dining room combination with breakfast bar and sliding door walkout to the sheltered BBQ deck with direct access to the rear yard. The king-sized primary and second bedroom finish out this level, along with the large four piece bath. Downstairs you'll find two spacious additional bedrooms, a finished recreation room with high ceilings, a large unfinished space with separate side entrance to the driveway, as well as a utility room with roughed-in plumbing for a second bathroom. Fantastic opportunity to jump onto the property ladder. Note: lower shower, toilet and vanity are not connected to plumbing. Measurements are approximate, Buyer to verify if important. (id:6769)

Other 8'1" x 5'6"

Storage 17'9" x 11'4"

Utility room 11'4" x 8'4"

Recreation room 19'10" x 13'1"

Bedroom 11'6" x 11'

Bedroom 11'8" x 10'11"

Bedroom 12' x 1'8"

Primary Bedroom 11'11" x 10'11"

4pc Bathroom 10'11" x 6'11"

Dining room 12'1" x 11'7"

Kitchen 12' x 8'

Living room 20'4" x 12'1"

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