



# 11309 Tassie Drive Coldstream British Columbia

\$499,900

Smart investment in prime Coldstream location. Welcome to the best-priced home in Coldstream, offering an unbeatable combo of affordability, location, & potential. This is an opportunity to own in one of the Okanagan's most desirable areas at a price that's simply unmatched. Located within the catchment of the #1 ranked elementary school in the North Okanagan, this 5-bed, 2-bath home is also just a short walk to Kal Park, where world-class mountain biking, hiking, & swimming await. It's just 14 min on foot to the iconic Kal Beach & minutes to elementary & secondary schools. Set on a flat 0.3-acre lot w/ ample parking, room for RV or boat, & multi-unit zoning--opening the door to add a carriage house. Inside, enjoy a freshly painted, open layout that connects the kitchen, dining, & living room, flowing out to a sunny deck. Upstairs has 3 beds & a full bath, & basement features 2 beds, a bath, family room w/ fireplace, & separate entrance--ideal for a mortgage helper or in-law suite. Peaceful, family-oriented neighborhood offers low crime, no urban encampments, & a true sense of community with friendly neighbors. Whether you move in & enjoy the lifestyle right away, or update the home over time, you're buying into a location that can't be replicated--especially not at this price point. The backyard is a dream w/ fruit trees, a chicken coop, a shed, & fenced space for pets or small animals. Quick possession available. This is more than a house--it's a smart move for your family. (id:6769)

Laundry room 12'10" x 11'4"

Primary Bedroom 15'1" x 17'10"

Family room 11'2" x 14'3"

3pc Bathroom 7'6" x 5'4"

Bedroom 11'2" x 11'5"

Dining room 8'10" x 11'11"

4pc Bathroom 6'0" x 8'2"

Bedroom 10'6" x 11'3"

Bedroom 12'4" x 9'2"

Bedroom 12'4" x 12'1"

Living room 15'7" x 11'11"

Kitchen 10'9" x 12'3"

Foyer 3'7" x 8'10"

Listing Presented By:



Originally Listed by:

O'Keefe 3 Percent Realty Inc.

<http://www.okeefe3.com/>



Royal

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