



11819 Grant Avenue Summerland British Columbia

\$579,000

A Gardener's Delight in Summerland! This well maintained 3 bedroom 1 bath rancher is located on a quiet dead end street and yet close to all amenities. Many updates throughout include the 2021 high efficiency gas furnace, 2024 Electric Hot water tank, 2025 New Roof & skylights plus the kitchen vinyl tile was installed last year as well. (Please see owners History of upgrades in the attached documents). Walking through the front door you will fall in love with the warmth of the wood decor. The lovely kitchen is truly the heart of the home and it also holds space for your table & chairs. Step down into the flex space. Currently used for reading and relaxing however, it could easily transform into a future Dining area, Yoga space or perhaps a Library? The living room is inviting with a large picture window framing the front flower garden. Don't miss the large laundry room that is ideal for storage or crafts. This area steps out to a cottage style porch leading to the lovely backyard. Features include the workshop, separate shed and a healthy vegetable garden spot. A perfect package for retirement, empty nesters or a small family. Call your favourite Realtor today to view.

Measurements taken from IGuide. (id:6769)

- 4pc Bathroom 8'7" x 4'7"
- Laundry room 10'2" x 12'8"
- Sunroom 10'3" x 10'6"
- Recreation room 10'3" x 13'5"
- Bedroom 11'3" x 7'7"
- Bedroom 12'8" x 9'8"
- Primary Bedroom 11'3" x 11'7"
- Kitchen 8'8" x 12'11"
- Dining room 12'8" x 7'3"
- Living room 11'3" x 16'9"

Listing Presented By:



Originally Listed by:
Giants Head Realty



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