



1189 COLUMBIA AVENUE Trail British Columbia

\$469,000

This spacious character family home exudes warmth & charm at every corner. Stepping thru the front door, the large living room with gas fireplace & its expansive windows, offers views of the majestic Columbia River, providing a tranquil backdrop for everyday living. The large separate dining room has plenty of space for those family gatherings. The large open kitchen has so much natural light & plenty of room for family meals & you can keep an eye on the kids in the adjacent family room. The family room has nice sliders to a covered deck in the backyard. The beautiful hardwood floors gleam throughout the main floor. Upstairs, with original hardwood floors, there are two good sized bedrooms & a full bathroom. On the lower level, you will find a large rec room with another natural gas fireplace, two more large bedrooms, a utility/storage room & another full bathroom with a sunken tub! The vintage doors & built in closets & cabinets add a touch of nostalgia. Outside, there are mature trees, shrubs & perennials that you will certainly enjoy! Another covered patio area will be perfect for those family BBQ's. The detached garage with rear lane access has plenty of room for storage & parking in addition to the front driveway. Let's talk about location....at the end of the block you will find Gyro Park! Take leisurely strolls along the river amidst lush greenery & serene surroundings or go to the beach or waterpark! Call today to set up your personal showing! (id:6769)

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| Full bathroom Measurements not available | Other 4 x 3'11 |
| Bedroom 8'7 x 10'6 | Kitchen 20'7 x 11'2 |
| Bedroom 8'11 x 14'7 | Foyer 5'4 x 3'5 |
| Full bathroom Measurements not available | Partial bathroom Measurements not available |
| Bedroom 11'6 x 10'8 | Dining room 11'9 x 8'5 |
| Bedroom 11'2 x 10'5 | Living room 11'5 x 16'11 |
| Recreation room 19'1 x 16'5 | Family room 12'2 x 11'6 |
| Utility room 3'8 x 7' | |

Listing Presented By:



Originally Listed by:
RE/MAX All Pro Realty

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Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100
Fax:
sbuck56@gmail.com

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