



# 1217 COLUMBIA AVENUE Trail British Columbia

\$519,000

Welcome to 1217 Columbia Ave! Not only is this well kept property move in ready, it's also located only a few blocks from Gyro Park, JL Crowe Highschool, Kootenay Boundary Regional Hospital and the Columbia River. The bright and airy main floor offers 2 bedrooms, 1 bathroom, new carpet, warm hardwood floors and a giant picture window. Inviting and functional, the kitchen offers upgraded appliances, sleek tile backsplash and plenty of storage space. Making life easier the kitchen also has a conveniently located back door creating great access to your backyard BBQ or unloading your groceries in from the garage. The lower level features a separate entrance, spacious recreational room, a laundry area, a large bedroom and a half bathroom. At the back of the property, via alley access, you'll find a 16x21 garage with automatic door and ample storage and parking space. The fenced yard, complete with an underground sprinkler system provides a secure, low-maintenance, and beautifully green outdoor oasis with patio, perfect for family gatherings and peaceful relaxation. High Efficiency Gas Furnace, Electric Hot Water Tank 2019, new Carpet and Fresh paint. You must come and see it! Call your REALTOR(R) today! (id:6769)

Partial bathroom Measurements not available

Bedroom 25'10 x 11'4

Recreation room 25'10 x 24'1

Foyer 4'8 x 6'5

Living room 14'9 x 15'7

Kitchen 8'6 x 11'10

Dining room 7'1 x 11'10

Full bathroom Measurements not available

Bedroom 14'2 x 14'2

Bedroom 11'11 x 12'1

Listing Presented By:



Originally Listed by:

Century 21 Kootenay Homes  
(2018) Ltd

<http://www.tanya-williams.c21.ca>



Royal

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