



# 2532 9TH AVENUE Castlegar British Columbia

\$649,000

Wow! Check out this stunning 3 bedroom, 3 bathroom home located in the desirable Kinnaird neighbourhood. Full of Mediterranean influenced architecture and style, this home features gorgeous archways, terracotta roof tiles, and a backyard patio that will leave you feeling like you're on vacation each and every day! The main floor of this custom built split level features a large main entryway which is conveniently accessed from both the front door and the attached double garage. The living room features a cozy gas fireplace, and the dining room flows beautifully into the updated kitchen which is tastefully finished with a gas range and Quartz countertops. There is a huge family room on this level, where you'll find French doors opening directly into the fenced yard and patio area. The upper level contains three bedrooms and a beautifully renovated bathroom, complete with separate tub and shower. You can even enjoy a morning coffee on the rooftop patio accessible from the main bedroom! Head down to the basement, which is currently set up as a studio in-law suite, complete with separate exterior access. Here you'll find another full bathroom and a kitchenette. The utility room on this level is great for storage and houses the furnace and on-demand hot water system. The backyard is both private and functional, with lots of room to park the toys, a separate outbuilding for storage, and a lush lawn area complete with a fire pit hangout and garden. Do you want to live in the most unique house on the block? Here's your chance! (id:6769)

**Full bathroom** Measurements not available

**Bedroom** 12'5 x 12'5

**Bedroom** 11'4 x 8'1

**Bedroom** 14 x 7'11

**Full bathroom** Measurements not available

**Foyer** 4'9 x 2'10

**Kitchen** 9'6 x 7'5

**Utility room** Measurements not available

**Family room** 11'5 x 9'6

**Kitchen** 11'2 x 9'9

**Dining room** 12'5 x 10

**Living room** 17'3 x 13'1

**Partial bathroom** Measurements not available

**Laundry room** 9'4 x 5'9

**Foyer** 12'3 x 6'5

**Family room** 11'5 x 9'6

Listing Presented By:



Originally Listed by:

Century 21 Kootenay Homes  
(2018) Ltd

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