



# 2612 COLUMBIA AVENUE Castlegar British Columbia

\$444,900

All the Charm of Yesteryear! This character-laden home with its magnetic curb appeal and functional interior layout at an affordable price is ready to be enjoyed by new owners! Outside you'll experience a spacious yard with multiple sitting and recreation areas where one can enjoy the park-like landscaping, surrounding views and fresh air in Castlegar's popular South End. Inside, the classic 2 story design features 4 bedrooms, generously sized living spaces, classic hardwood flooring, an updated main bathroom, large windows taking in abundant light and stunning views and a custom designed curved front corner wall for the creative soul to enjoy. A practical kitchen with adjoining mudroom/entry space and main floor laundry is complimented by a large amount of storage on the upper two floors and basement. Practical upgrades have been carried out including a new torch-on roof and hot water tank and off-street parking is provided on the paved drive leading to an attached carport. Exposure to Columbia Avenue and a large bedroom of the main entry could serve well for those seeking a location for a home-based business and one can enjoy leisurely strolls safe from traffic on the wide sidewalks to the North and South of the property. What an opportunity for those seeking a substantial character home in a convenient location at an affordable price! (id:6769)

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|--|---|
| Bedroom 11'6 x 8'6                       | Dining room 11'6 x 10                       |
| Foyer 8 x 7                              | Living room 23'3 x 12'6                     |
| Full bathroom Measurements not available | Bedroom 11'6 x 11                           |
| Bedroom 11'6 x 10                        | Foyer 9 x 8'6                               |
| Primary Bedroom 18'6 x 9'6               | Other 7 x 6                                 |
| Recreation room 18 x 11                  | Partial bathroom Measurements not available |
| Kitchen 11'6 x 11                        | Laundry room 9 x 6                          |

Listing Presented By:



Originally Listed by:  
eXp Realty



Royal

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