2655 Cowan Road Sicamous British Columbia

$729,000

Private location on 2.97 acres in rural Sicamous. Newer, well kept 960 sq ft 3 bed/2 bath modular home offering nice valley views. Outbuildings include 14'x18' RV shelter with septic, water and power hookups with an attached 12'x18' workshop. (RV and C-Can not included, but negotiable). Water supplied by drilled well indicating 10 GPM. The land is open, on a gentle slope and surrounded by mature trees on the neighboring properties. Plenty of room for a large garden or some farm animals. Located in the heart of the Shuswap recreation area, this property offers easy access to an incredible four-season outdoor lifestyle while being conveniently located close to Sicamous for shopping and everyday amenities. Just minutes from the shores of Shuswap Lake and Mara Lake, enjoy boating, paddleboarding, fishing, swimming, The surrounding area offers endless opportunities for hiking, biking, and exploring nature with nearby parks and trail systems including Yard Creek Provincial Park and the scenic Shuswap North Okanagan Rail Trail. Outdoor enthusiasts will also appreciate the world-class snowmobiling terrain, snowshoeing, and winter recreation that draw visitors to the region each year. Whether you enjoy lake days in the summer or mountain adventures in the winter, this location offers the perfect balance of peaceful acreage living with year-round recreation right at your doorstep (id:6769)

Laundry room 10'5'' x 5'10''
Full ensuite bathroom 9'10'' x 4'11''
Primary Bedroom 10'2'' x 11'2''
Bedroom 11'2'' x 7'9''
Bedroom 7'8'' x 9'10''
4pc Bathroom 7'7'' x 4'11''
Living room 11'4'' x 15'7''
Kitchen 12'2'' x 11'2''

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