



# 308 3RD Avenue Burns Lake British Columbia

\$410,000

Wonderfully maintained 3-bedroom, 3-bathroom home in a desirable location, close to amenities and recreation. Bright and functional layout with plenty of living space for the whole family. The outside basement entrance offers excellent suite potential, with the lower level already set up and ready for conversion-ideal for extended family, guests, or added rental income. A fantastic opportunity for homeowners and investors alike. Move-in ready and waiting for its next owners! (id:6769)

Utility room 12 ft ,8 in X 7 ft ,5 in

Bedroom 3 12 ft ,1 in X 12 ft ,7 in

Recreational, Games room 15 ft ,2 in X 12 ft ,5 in

Kitchen 19 ft ,2 in X 15 ft ,6 in

Kitchen 10 ft ,1 in X 9 ft ,1 in

Dining room 10 ft ,7 in X 7 ft ,6 in

Living room 17 ft ,8 in X 12 ft ,1 in

Bedroom 2 11 ft ,5 in X 8 ft ,2 in

Primary Bedroom 15 ft ,8 in X 13 ft ,2 in

Laundry room 6 ft ,9 in X 5 ft ,4 in

Listing Presented By:



Originally Listed by:

Royal LePage Aspire Realty



Royal

**LePage Kelowna**

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