



# 15401 Kalamalka Lake Road 3A Coldstream British Columbia

\$219,900

Location, lifestyle, and pride of ownership come together in this beautifully maintained 2 bedroom, 2 full bathroom home in Lakeway Mobile Home Park's desirable 55+ section. Enjoy the convenience of a smart floor plan with a bedroom and full bath at each end of the home, creating privacy and flexibility. The bright, spacious living room opens into the kitchen, offering an abundance of cabinetry and counter space for everyday living. The main bathroom has been updated, while important upgrades include all new plumbing, a furnace (2014) and hot water tank (2016). Air conditioning ensures year round comfort. Enjoy outdoor living on the impressive 24' x 8' covered sundeck, ideal for entertaining or unwinding after a day at the lake. The addition offers a large mudroom and workshop area, providing extra functional living space. The insulated 8' x 10' storage shed includes power, outlets, and a workbench, ideal for hobbies or extra storage. A raised garden bed adds charm and functionality. Just a short walk to Kalamalka Beach, the Rail Trail, coffee shops, restaurants, and golf courses. Parking for two vehicles. Pets allowed with park approval (height restriction). A fantastic opportunity to enjoy Kal Lake living in a peaceful, well managed community. (id:6769)

- |                                          |                                                  |
|------------------------------------------|--------------------------------------------------|
| Mud room 13'5" x 5'9"                    | Living room 14'1" x 13'2"                        |
| Workshop 14'4" x 5'9"                    | Full ensuite bathroom Measurements not available |
| Laundry room 7'8" x 5'2"                 | Primary Bedroom 13'2" x 11'6"                    |
| Bedroom 12'10" x 7'8"                    | Kitchen 15' x 13'2"                              |
| Full bathroom Measurements not available |                                                  |

Listing Presented By:

 **ESTATEVUE** 360°

Originally Listed by:  
RE/MAX Vernon

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