



413 97A Highway Sicamous British Columbia

\$2,498,000

Discover the rare opportunity to own 1.6 acres of private waterfront on the shores of Sicamous, complete with your own stretch of soft, sandy beach. Set on a level, beautifully treed lot, this property offers the perfect blend of privacy, space, and direct access to the incredible Shuswap lifestyle. The existing 3-bedroom, 2-bathroom home sits comfortably on the level, usable acreage and opens onto a spacious deck with a hot tub—an ideal spot to unwind beneath the mature trees, entertain family and friends, or simply enjoy the peaceful surroundings. With plenty of room for outdoor living, gardening, recreational toys, and future improvements, the possibilities are yours to explore. Step outside and enjoy your own sandy beach, perfect for swimming, relaxing in the sun, launching water toys, or spending long summer days with family and friends. The mature trees create a wonderfully private, natural setting, while the generous level terrain provides plenty of opportunity to bring your vision to life. Inside, the home offers a full basement currently used for storage and provides a great opportunity for those looking to renovate, update, and create a home that reflects their own style and needs. And while the setting feels wonderfully secluded, you're only minutes from everything Sicamous has to offer—schools, grocery stores, local pubs, golf, restaurants, and endless year-round recreation. From boating and fishing in the summer to snowmobiling, skiing, and winter adventures, Sicamous truly embraces the four-season lifestyle. Private waterfront. Sandy beach. 1.6 acres. Level land. Endless potential. Properties offering this combination of acreage, sandy waterfront, privacy, and convenience are increasingly difficult to find. Come experience it for yourself and imagine what you could create here. (id:6769)

Utility room 61'2" x 19'9"

Storage 9'9" x 6'5"

Other 4'1" x 7'11"

Bedroom 12'8" x 14'7"

4pc Ensuite bath 9'6" x 5'

Primary Bedroom

Other 7'4" x 9'8"

Other 10'3" x 5'2"

Living room 15'5" x 23'3"

Dining room 10'3" x 13'1"

Kitchen 11'6" x 20'6"

Listing Presented By:



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Royal

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