



# 413 NELSON AVENUE Nelson British Columbia

\$975,000

This Quintessential Heritage Home is Move in Ready! This property is out of a Storybook with its 1930s charm, plus modern and tasteful updates. The wood floors have been lovingly restored, the kitchen is entirely new, all new bathroom updates, two fireplaces (wood and gas) to enjoy those cozy winter evenings, and a newly finished great room above the garage. The property has been professionally landscaped boasting a stone patio created for outdoor living & entertaining, plus custom garden boxes for organic gardening and producing food. This 5-6 bedroom, 4 bath home on a double lot in LOWER FAIRVIEW. There's a separate space that was previously used as a successful health practice with a separate entrance, and treatment room & parking. The walk-out basement also has a one-bedroom student suite which could be easily occupied by Selkirk College students. This location is minutes from Lakeside Park, schools, groceries, and transit. (id:6769)

Full bathroom Measurements not available

Bedroom 10 x 9'5

Bedroom 17'2 x 13'9

Bedroom 8'6 x 16'8

Storage 6'1 x 6'1

Great room 18'8 x 14'2

Kitchen 9'7 x 7'3

Living room 15'8 x 11'2

Full bathroom Measurements not available

Bedroom 9'9 x 11'2

Storage 12'7 x 15'4

Workshop 11'6 x 23'9

Den 10 x 11'5

Recreation room 139 x 11'5

Laundry room 20 x 8

Kitchen 19'8 x 13'6

Living room 22'5 x 14'5

Family room 11'8 x 24'9

Primary Bedroom 12'5 x 13'2

Listing Presented By:



Originally Listed by:  
Coldwell Banker Rosling Real Estate  
(NELSON)

<http://www.christinepearson.ca>



Royal

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