



421 Hillier Road Sicamous British Columbia

\$1,290,000

Rare Waterfront Opportunity - Over 600 Ft of Riverfront in Sicamous BC Welcome to a truly unique piece of Shuswap paradise. This 2017-Manufactured Home by TA Structures on a full cement foundation is set on over 600 feet of private waterfront along the Eagle River, where it meets Shuswap Lake—offering direct access to boating, paddle boarding, & year-round recreation right from your backyard. Tucked within Sicamous city limits, this property offers the best of both privacy & convenience, with breathtaking views of the river & surrounding mountains, all just minutes from shops, restaurants, marinas, & amenities. The zoning allows for a variety of potential uses, including bed & breakfast, agri-tourism, & other creative ventures. Inside, the home features a bright, open layout with engineered hardwood floors, a spacious kitchen & dining area, high ceilings, & two generous bedrooms—each with its own full bath & walk-in shower. The lower level is unfinished, giving you a blank canvas to customize additional living space, guest quarters, or a suite. Outside, there's ample parking & storage for all your toys—whether you're heading to the lake, the mountains, or the trails. Live where others vacation, surrounded by nature, water, & the promise of unforgettable moments. Sicamous is growing fast, now offering a new medical centre, daycare facility, & community upgrades—all while staying just 23 minutes to Salmon Arm & 45 minutes to Revelstoke. Your waterfront lifestyle starts here. (id:6769)

Unfinished Room 44'0" x 32'1"

Dining room 9'3" x 13'2"

Full bathroom 6'7" x 9'10"

Living room 10'10" x 17'8"

Kitchen 16'10" x 17'8"

Bedroom 9'0" x 11'2"

Full ensuite bathroom 9'4" x 13'6"

Primary Bedroom 15'3" x 13'4"

Listing Presented By:



Originally Listed by:
eXp Realty (Sicamous)

<http://www.jessicaklikach.com/>



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