



# 434 Oak Avenue Sicamous British Columbia

\$499,000

This Beautiful 1471 sq.ft 3 bedroom 2 bath rancher is situated on 0.26 acres and located in a quiet family friendly neighbourhood. This charming home would make an ideal starter home, investment property or if you are looking at downsizing but need room for the toys, there is all kinds of room for an RV or boat. Family room has a propane f/p to create that warm and inviting atmosphere. The main living area is a very open concept with a Large Family Room, Dining Room, Kitchen and Living Room. Recent renovation to the main bathroom and the second bathroom can easily be converted back to an ensuite. Just installed a new Fridge, Washer, Dryer and Hot Water Tank so no need to worry about anything leaking for several years. Step outside of the family room onto the deck in the backyard and you will instantly notice the seller enjoys gardening. This lush backyard is fully fenced and ready for your furry friends. Large shed measures 14'x16' and offers power. Enjoy relaxing in the Shuswap Sunshine under your covered gazebo or sit back near the creek and watch the ducks float by. Large areas for a garden on either side of the creek as this property extends on to the other side of the year round creek. Sicamous has become a Four Season Destination and is located halfway between Vancouver and Calgary. You will enjoy calling this incredible waterfront community your new home. (id:6769)

Other 14'3" x 16'3"

2pc Bathroom 9'9" x 6'8"

Full bathroom 6'2" x 7'4"

Bedroom 10'3" x 9'

Bedroom 10' x 10'3"

Primary Bedroom 12' x 10'9"

Family room 27' x 11'

Living room 13'7" x 17'3"

Dining room 11'3" x 9'

Kitchen 13'4" x 9'

Listing Presented By:



Originally Listed by:  
Re/Max At Mara Lake

<http://www.sicamousrealestate.biz/>



Royal

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