



# 438 Madiuk Avenue Sicamous British Columbia

\$580,000

Dreaming of having it all? Located in the coveted "Tree Streets" neighbourhood, this 3 bedroom 2 bathroom house, with a LARGE 26 X 29 Shop, all on a 1/4 acre lot in town. This rancher-style home sits on a full cement crawl space and has added sunroom/boot room, hot tub & gazebo, dining pergola, and a fully fenced yard.

Propane furnace & fireplace offer extra warmth when needed & air conditioning for those hot summer nights.

Stretch out with an open floor plan in the main room and a full ensuite off the primary bedroom. Updates include 2019 roof, 2022 HWT and 200 amp service. Only 3 minutes to the boat launch, shopping, and schools.

Sicamous Bc is a vibrant BC town with a new healthcare facility being completed in 2025, new daycare and infant care center, and the Legendary Rail trail expansion linking to the Okanagan. Join the neighbourhood and get to live the small-town lifestyle with 4 seasonal recreational activities, including skiing, boating, snowmobiling, biking, 4-wheeling, fishing.....and so much more. (id:6769)

Living room 10'5" x 10'2"

Bedroom 7'10" x 11'8"

Bedroom 11'6" x 9'10"

Full bathroom 8'0" x 4'8"

Laundry room 11'6" x 6'1"

Full ensuite bathroom 9'6" x 4'10"

Primary Bedroom 11'6" x 12'9"

Kitchen 13'0" x 12'7"

Listing Presented By:



Originally Listed by:  
eXp Realty (Sicamous)

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



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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