



## 46141 NORRISH Avenue Chilliwack British Columbia

\$649,000

Excellent opportunity to own a lovely, affordable, recently renovated rancher. with 2 bedrooms & den (could be a 3-bed home). Modern cheater bathroom w/walk in shower. Large kitchen/dining room w/ high-end gas stove, living room, and a family room. Powerful Mini-split air-conditioner, metal roof, fenced yard, garden shed, and a storage shed attached to the house. VERY large 27x15 garage with running hot & cold water, power, painted floor, and very well lit. This lovely home is in an area zoned M2 which is perfect for someone wanting to run any number of machine shops or mechanic-type businesses from their home. It also makes an ideal rental property. Just 20 20-minute walk (or 5 5-minute drive) to the lively revitalized downtown area of Chilliwack, close to transit, and completely move-in ready! \*The 400 sqft workshop/garage has epoxy-coated concrete floors, with separate 240-volt power with its own sub-panel, work table along the whole length of the wall, fume extractor, and sink. (id:6769)

Listing Presented By:



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