



606 Riverside Avenue Sicamous British Columbia

\$634,000

Live the Sicamous lifestyle from a location that puts the lake, recreation & everyday conveniences within easy reach. Situated just steps from the public boat launch on the channel connecting Mara Lake and Shuswap Lake, 606 Riverside Avenue offers an inviting home base for year-round living, weekend escapes, or those looking to enjoy everything this vibrant lake community has to offer. This well-maintained 3 bd, 1 bath level-entry split-level home has seen a number of thoughtful updates, including windows, flooring, appliances, a heat pump for efficient heating and cooling, and recent exterior and landscaping improvements. Inside, the bright and functional main living area features an electric fireplace, while the lower-level family room offers a cozy wood-burning stove, an ideal space to unwind after a day on the lake, trails, or nearby mountains. All three bedrooms are located together on the upper level, creating a practical and comfortable layout. A fully enclosed heated crawl space provides additional storage and functionality throughout the seasons. Outside, the 0.19-acre property offers a newly paved driveway, attached garage, storage shed, updated landscaping, and plenty of parking for your boat, RV, vehicles, and recreational toys. One of the standout features is the location. Walk to the beach, public boat launch, shopping, restaurants, pubs, and local favourites such as Moose Mulligans, or head out on the nearby Shuswap North Okanagan Rail Trail for biking, walking, and exploring the surrounding landscape. Whether you're looking for a comfortable full-time residence or a place to make the most of the Shuswap lifestyle, this home offers an appealing combination of location, functionality, and recreation right in the heart of Sicamous. (id:6769)

Listing Presented By:



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Royal

LePage Kelowna

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Primary Bedroom 13'8" x 10'8"

Family room 24'1" x 19'10"

Bedroom 10'7" x 9'2"

Foyer 8'0" x 6'1"

Bedroom 13'8" x 9'0"

Dining room 9'6" x 9'10"

5pc Bathroom 8'2" x 9'1"

Living room 11'11" x 23'7"

Laundry room 14'8" x 8'8"

Kitchen 11'5" x 11'0"

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