



# 6201 YORK ROAD Grand Forks British Columbia

\$1,099,900

Discover the best of both worlds with this exceptional acreage offering country comforts and city convenience! Nestled on the valley floor, just on the edge of town, this one-of-a-kind property presents a beautiful setting for a myriad of opportunities. With 6.7 acres of professionally fenced land boasting abundant water and excellent soil, the potential for market garden vending is unmatched. Alternatively, relish in the expansive family home featuring a spacious modern downstairs suite, ideal for multi-generational living or rental income. Safe passage into town is assured for walkers, bikers, and even horses, thanks to frontage roads and footpaths . Enjoy proximity to all amenities while benefiting from highway exposure on a dead-end road in the town's finest neighborhood. The home itself is a testament to comfort and functionality, boasting five bedrooms, 3 full baths, two kitchens, and two laundry rooms . Large decks at the front and rear of the property invite outdoor relaxation and entertainment. With so much to offer, this property is truly a rare find. Come and experience its charm for yourself - schedule a viewing today and prepare to fall in love with your new home! (id:6769)

Full bathroom Measurements not available

Dining room 9'6 x 12'3

Bedroom 13'4 x 20'8

Bedroom 13'3 x 12'1

Kitchen 11'6 x 12'3

Full bathroom Measurements not available

Ensuite Measurements not available

Dining room 8'2 x 12'7

Bedroom 8'7 x 11'7

Bedroom 10'1 x 12'1

Primary Bedroom 14'6 x 15'5

Kitchen 10 x 15'4

Living room 19'6 x 12'3

Laundry room 8'2 x 9'4

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Listing Presented By:



Originally Listed by:

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