



8609 Aberdeen Road Coldstream British Columbia

\$498,000

Rare Coldstream Opportunity! Discover the potential in this solid 3-bedroom bungalow, perfectly situated on a near level 0.27-acre lot in one of Coldstream's most sought after neighbourhoods. Built in 1901, this well-loved home has provided generations with a wonderful place to grow and hasn't been offered for sale since 1977. Now ready for its next chapter, the home offers endless possibilities; whether you choose to add your personal updates and make it your own family home, or hold as an excellent rental investment. With the arrival of sanitary sewer service expected in 2026, the current R2 zoning may be upgraded to R1, opening the door to exciting redevelopment options such as duplex, triplex, or fourplex housing. Enjoy the unbeatable location, just a short walk to Coldstream Elementary school, and an easy bike ride to Kalamalka Beach and Kalamalka Lake Provincial Park. A solid home, a prime lot, an affordable price and a future full of opportunity, don't miss your chance to be part of Coldstream's story. (id:6769)

Utility room 10'3" x 12'9"

Recreation room 18'7" x 16'0"

Den 15'1" x 10'10"

Bedroom 9'3" x 15'4"

Bedroom 8'3" x 15'5"

Primary Bedroom 10'0" x 13'2"

Other 14'3" x 7'10"

2pc Bathroom 4'9" x 8'11"

Full bathroom 7'1" x 9'8"

Family room 18'11" x 14'2"

Living room 17'6" x 14'6"

Kitchen 18'11" x 9'5"

Listing Presented By:



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RE/MAX Priscilla

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



Royal

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