



# 115 Cedar Avenue Kaleden British Columbia

\$1,499,000

With only the KVR trail between you and the lake this charming rancher-style w/basement home offers breathtaking lake, mountain and city views. The tranquil lakeside setting and open layout is designed for comfortable living. A spacious solarium spans the front of the living area and provides panoramic views, creating an inviting space to relax. With its standalone fireplace it transforms into an all-season room perfect for savouring a glass of wine or enjoying your morning coffee while soaking in the serene ambiance of the lake. There is the large sundeck accessible from the living room and primary bedroom and an observation deck- both offer ideal spots for outdoor entertaining or enjoying the view. Warm maple hardwood floors and pine ceilings create a cozy, inviting atmosphere. The European custom kitchen features a pantry, appliance garage, ceramic backsplash, cabinet lighting, and a charming garden window. The full daylight basement presents endless possibilities- with two additional bedrooms, laundry facilities, and ample storage space. plus the living room and 2nd kitchen have potential as an in-law suite, bed & breakfast or a just a great space to entertain company. An attached garage/workshop has 220V power. Private fenced yard has irrigation, a garden area, a fiberoptic greenhouse and an array of fruit trees. This property offers the perfect blend of comfort and natural beauty. Schedule a viewing today and immerse yourself in the serenity of lakeside living. (id:6769)

Storage 7'6" x 6'11"

Living room 31'2" x 11'4"

Bedroom 11'4" x 8'7"

Kitchen 16' x 13'10"

Bedroom 20'4" x 10'6"

3pc Bathroom 7'4" x 6'2"

Sunroom 21' x 12'2"

Office 7' x 6'6"

Dining room 12'8" x 11'6"

Bedroom 12'3" x 9'2"

2pc Ensuite bath 4'10" x 4'6"

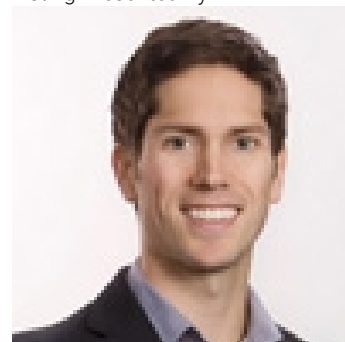
4pc Bathroom 9'11" x 9'7"

Primary Bedroom 28'6" x 15'2"

Living room 16'8" x 12'11"

Kitchen 17'2" x 11'0"

Listing Presented By:



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Royal

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
info@joepeters.ca

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