



# 123 Riverdale Drive Enderby British Columbia

\$598,000

SHUSWAP RIVERFRONT FOR SALE IN ENDERBY! This type of property is highly sought-after but either sells privately or just doesn't come up for sale due to long-time ownership. This spot with approximately 87' of frontage has been held by one owner for the last 32 years. At 0.489 acres, it's on city water & city sewer with the added benefit of not using up valuable land for a septic system. Its east-facing orientation captures breathtaking sunrises & vistas of the iconic Enderby Cliffs, which also glows in the evening, reflecting the setting sun. Despite its central location the property exudes rural charm, enveloped by nature. Access to the water is easy with a low-grade into a shallow sandy bottom and offers a myriad of recreational opportunities right from the shore like swimming, fishing, kayaking & paddle-boarding to hand-launching a fishing boat. There's also a nearby boat launch allowing exploration of the river all the way to Mara Lake. Enthusiasts will relish the tradition of floating down the river right to your own property by starting upstream at the bridge in town (with public parking). Jet-skiing adventures include heading to the Grindrod Pub for a leisurely lunch & a game of pool. Zoned R1, there will be clear guidelines by June 30, 2024 to comply with new Legislation that allows for increased density on residential properties creating versatility and investment opportunities. Don't miss out on owning a piece of Shuswap Riverfront paradise in the heart of Enderby! (id:6769)

Partial bathroom 4'3" x 2'10"  
Bedroom 10'3" x 8'  
Bedroom 17'2" x 11'9"  
4pc Bathroom 5'6" x 5'10"

Primary Bedroom 13'5" x 13'9"  
Dining room 10'1" x 11'8"  
Living room 15'4" x 11'9"  
Kitchen 9'11" x 11'6"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

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



Royal

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