



## 2705 5TH AVENUE Castlegar British Columbia

\$649,000

Ideal Family Home ! Welcome to this inviting residential property, conveniently located close to an elementary school, making it perfect for families seeking comfort and easy access. This well-maintained home features thoughtful upgrades and ample spaces that cater to modern family living. This lovely home features 2188 sq ft of well-maintained living space, complete with recent window upgrades and new flooring throughout. The open and airy design creates a welcoming atmosphere for family gatherings and entertaining. The main floor includes three cozy bedrooms and two bathrooms, providing plenty of room for family living. A large living room with a wood fireplace adds warmth and character,. The lower level offers versatility with a second kitchen, an additional bedroom, and a bathroom, making it ideal for guests. A cold room provides excellent food storage, and a large open area can easily be converted into smaller rooms to fit your family's needs. Breezeway and Garage/Shop: The property features a breezeway that leads to an attached garage and shop combination, measuring approximately 17 feet by 40 feet. This space is perfect for storage, hobbies, or a workshop, providing additional convenience and functionality. Enjoy a generous 0.36-acre fenced yard with a variety of fruit trees, perfect for gardening enthusiasts or families looking for a safe and secure play area.

Bedroom 10'7 x 11'8

Partial bathroom Measurements not available

Kitchen 13 x 12'5

Cold room 7 x 10

Foyer 10'3 x 7'7

Laundry room 10 x 11'4

Family room 11'5 x 33

Living room 12 x 21

Bedroom 13'4 x 9

Bedroom 10 x 8

Full bathroom Measurements not available

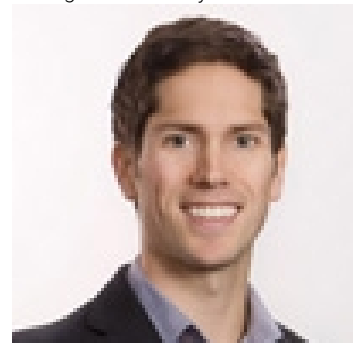
Primary Bedroom 15'5 x 10

Ensuite Measurements not available

Dining room 10 x 11

Kitchen 10 x 9'4

Listing Presented By:



Originally Listed by:  
RE/MAX Four Seasons (Nelson)

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



Royal

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