



## 309 Baird Avenue Enderby British Columbia

\$569,000

Discover the endless possibilities of this nearly half-acre lot, perfectly situated adjacent to Riverside Park! This .457-acre property offers exciting subdivision potential, inviting you to bring your vision to life in a highly desirable location. The 1,137 square foot home features 2 bedrooms and 2 bathrooms, providing a cozy space ready for your personal touch. Step inside through the spacious back entrance and be charmed by the vintage cabinetry in the kitchen, where you can enjoy serene views of the backyard. The covered deck off the kitchen is perfect for outdoor dining and barbecuing, while large windows in the living room fill the space with natural light, creating a warm and inviting atmosphere. The master bedroom includes an ensuite with a customized walk-in shower, adding a touch of comfort and convenience. Outside, the 14' x 22' garage offers ample storage for vehicles and tools, and the low-maintenance front yard enhances the property's curb appeal. The private backyard features an aggregate patio, plenty of shade, and space for outdoor activities and relaxation. This property is a blank canvas with prime location and subdivision potential—imagine the possibilities! Schedule your viewing today and start planning your dream home or investment project. (id:6769)

4pc Bathroom 4'11" x 11'3"

Bedroom 10'5" x 9'8"

3pc Ensuite bath 9'1" x 13'8"

Primary Bedroom 11'1" x 11'3"

Living room 19'11" x 15'3"

Dining room 6'9" x 11'2"

Kitchen 9'3" x 11'2"

Utility room 10'3" x 2'7"

Laundry room 10'5" x 7'9"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives  
(Enderby)



**Royal**

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