



## 434 Cottonwood Avenue Sicamous British Columbia

\$809,000

Welcome to your ideal home in a peaceful neighbourhood! This 2007-built rancher boasts 3 bedrooms + Den, 2 baths and 1842 sq.ft. of exquisite living space. The kitchen features granite countertops, a large island for the inspired cook and stainless appliances, while hardwood and heated tile flooring offer luxury underfoot. Relax in the spacious master bedroom complete with soaker tub in ensuite and walk-in closet. Enjoy vaulted ceilings, underground sprinklers, and a fenced yard with exposed aggregate patio for relaxing and having a BBQ on those warm summer evenings. 30 Amp RV Outlet. Built-In Vac. Conveniently located within walking distance to schools and amenities, plus an attached garage for added convenience. Located halfway between Vancouver and Calgary, Sicamous offers plenty of outdoor activities in this Four Season Destination. Make this tranquil retreat yours today! (id:6769)

Other 19'6" x 19'

Foyer 8' x 10'3"

Laundry room 12'9" x 6'9"

4pc Bathroom 5'10" x 7'10"

Bedroom 14' x 11'

Bedroom 12'3" x 10'7"

Other 7' x 5'7"

4pc Ensuite bath 12' x 10'

Primary Bedroom 16' x 14'

Sunroom 11'3" x 11'9"

Living room 20' x 13'6"

Dining room 11'9" x 9'

Kitchen 15' x 11'6"

Listing Presented By:



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Re/Max At Mara Lake

<http://www.sicamousrealestate.biz/>



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