



510 KOKANEE AVENUE Nelson British Columbia

\$799,000

Discover the essence of character and charm in this inviting bungalow, ideally situated in the highly sought-after lower Fairview neighborhood. Located mere steps from Lakeside Park, schools, shopping, and essential amenities, this 3-bedroom, 2-bathroom home offers a perfect blend of comfort and convenience. Step inside to find a retro flair but welcoming interior w/generously proportioned rooms throughout. The spacious living open floor plan is bathed in natural light, creating a cozy atmosphere for gatherings or relaxation. The kitchen features ample cabinetry complemented by a large island which offers both functionality and style. Adjacent is a convenient dining area, ideal for family meals or casual entertaining. There is also an unfinished basement that could offer many ideas. Furnace replaced in 2019. Home sits proudly on a spacious corner lot, encompassing two separately titled lots (full 60x120) for ample outdoor space. Enjoy the convenience of off-street parking, a carport, and a large outbuilding that could fit a small vehicle, along with a large deck perfect for outdoor gatherings or relaxing evenings. This home is wheel-chair adaptable, making it accessible for all. Its proximity to the lake enhances the appeal, providing opportunities for leisurely walks and enjoying the great neighborhood. Don't miss out on the chance to own this charming bungalow with basement in one of Nelson's most desirable neighborhoods. Schedule your showing today and envision the lifestyle this home offers! Quick Possession available. (id:6769)

- Other 14 x 10'1
- Cold room 4'5 x 11'1
- Workshop 17'3 x 11'6
- Living room 23'5 x 11'2
- Dining room 12'1 x 8'7
- Kitchen 12'6 x 11'9
- Primary Bedroom 10'6 x 10'8
- Bedroom 11'4 x 9'3
- Bedroom 9'2 x 10'9
- Full bathroom Measurements not available
- Laundry room 11'2 x 6'5
- Partial bathroom Measurements not available
- Other 7'4 x 12'1

Listing Presented By:



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



Royal

Lepage Parkside Realty

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

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.