



## 513 6TH AVENUE New Denver British Columbia

\$449,999

Nestled in the picturesque village of New Denver, this charming 2-bedroom, 1-bathroom home offers a unique blend of residential comfort and business potential. Enjoy the ease of access with three entry points on the main floor. Two entries from each side yard and the main door leading to a sunny deck and a generously sized covered entry and then to the sunroom, providing the perfect transition from the outdoors. The well-appointed main level encompasses a seamless flow between the kitchen, dining, and living spaces, accompanied by a primary bedroom and a full bath. Ascend to the inviting loft on the upper level, a versatile space that could serve as an additional bedroom or a cozy library/office retreat. The property's zoning permits a dual-purpose lifestyle - a comfortable residence with the added advantage of conducting business activities. The strategic location ensures excellent visibility, making it an ideal spot for both foot and vehicle traffic. Whether you choose to embrace the tranquility of New Denver for your residence or leverage the location for a thriving business venture, this property encapsulates the essence of Kootenay living - a harmonious blend of simplicity, natural beauty, and endless outdoor recreation opportunities. (id:6769)

Bedroom 10'8 x 23'5

Other 8'3 x 15'5

Storage 5'6 x 7'5

Kitchen 8'2 x 12'2

Dining room 7'10 x 11

Living room 10'3 x 23'3

Full bathroom Measurements not available

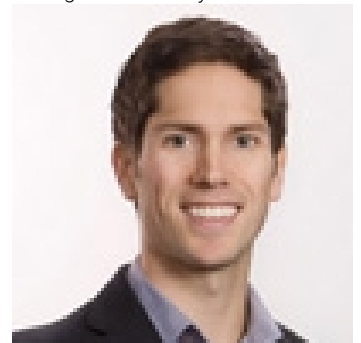
Primary Bedroom 17'2 x 11'9

Hall 11'4 x 11'6

Foyer 19'5 x 7'6

Foyer 5'1 x 10'9

Listing Presented By:



Originally Listed by:  
Fair Realty

<http://www.KootenayBC.com>



**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.