



# 6691 20TH STREET Grand Forks British Columbia

\$303,000

Welcome to "#3 6691" nestled in the Rancho Mirage Enclave in Grand Forks. This 1051sqft - Split Level Townhome is Carpet Free, SPACIOUS, CLEAN, QUIET and BRIGHT. The Main Floor Living Level boasts a LG Maple Kitchen with white appliances, pantry, plenty of newer windows, full laundry area with new washer/dryer, storage cabinets and cooled with an efficient AC Unit. A Full Dining area with space for a LG table/seating for 6 to 8 and patio door access to the freshly painted sun deck, LG 1340sqft fenced backyard for entertaining and relaxation and enclosed storage space. Pop back inside and enjoy the spacious Livingroom before retreating to the lower level to rest. The Lower Rest Level stays cool with modern ceiling fans in the LG Primary and two additional Bedrooms with spacious closets, a Modern Bathroom with new; vanity/faucet, toilet, lighting, heater and flooring and a clean white shower/tub stall await. Linen closet and Utility/Storage room give more additional storage. There are 2 LG parking stalls, a rare find fenced backyard "#3 6691" is Family and Pet friendly, with easy access and easily walkable to shopping, schools and services - close to parks, recreation, eateries and more. Hot water tank 2018. Strata Fee \$250/mth. Make this Great Townhome your "Home" and call your Agent for your showing - today. (id:6769)

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|--|-----------------------|
| Utility room 3'2 x 10                    | Foyer 8 x 7           |
| Primary Bedroom 12'3 x 8'4               | Living room 13'3 x 14 |
| Full bathroom Measurements not available | Dining room 11 x 6'9  |
| Bedroom 9'7 x 8'2                        | Kitchen 9'5 x 13      |
| Bedroom 8'6 x 8'2                        | Pantry 3'2 x 2        |
| Storage 6 x 5                            | Other 5'4 x 14'8      |

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Listing Presented By:



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