



9486 Angus Drive Coldstream British Columbia

\$820,000

Discover your dream home on a .64-acre lot in a quiet, family-friendly neighborhood. This spacious three-level split residence features 4 bedrooms and 3 bathrooms, ideal for a growing family. Natural light fills the living area, seamlessly connecting to the dining room. The kitchen leads to a large covered patio, perfect for family gatherings. The fully fenced backyard is a haven for outdoor fun, boasting an above-ground pool and a fire pit for memorable family nights. The upper level hosts 3 of the 4 bedrooms, while the 4th bedroom is conveniently located downstairs. The basement offers a separate entrance, one bedroom, and a bath—ideal for guests or suite potential. Located within walking distance to Lavington Elementary and a park with an outdoor pool, this home blends character with charming details, providing the perfect setting for creating lasting memories. Don't miss out on this incredible opportunity—contact us today to schedule a viewing and make this dream home yours! (id:6769)

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|-----------------------------------|-----------------------------|
| Bedroom 10'8" x 8'8" | Recreation room 13'3" x 25' |
| Bedroom 10'8" x 13'10" | Laundry room 13'6" x 8'4" |
| Full bathroom 12'7" x 7'9" | Bedroom 13'6" x 8' |
| Full ensuite bathroom 9'2" x 6'7" | Full bathroom 6'7" x 5'9" |
| Primary Bedroom 15'4" x 14' | Dining room 12'11" x 12' |
| Utility room 6'4" x 3'10" | Living room 14'3" x 26'2" |
| Storage 11'2" x 13'5" | Kitchen 12'6" x 10'9" |

Listing Presented By:



Originally Listed by:
RE/MAX Vernon

<http://www.michelledallyn.com/>



Royal

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