



1245 Maclean Mcpherson Road Sicamous British Columbia

\$510,000

Set on a rare half-acre parcel right in town, this 812 sq. ft. bungalow offers both immediate comfort & exceptional potential. Originally built in the 1960s, the home has solid bones & a number of important upgrades already completed, including a newer roof, windows & doors, updated plumbing, & a newer hot-water tank. The attached single-car garage is insulated too. Inside, the layout is ready for your personal touch, making it an excellent option for renovators or first-time buyers looking to add equity. Zoned Country Residential, this property is packed with opportunity: permitted for up to ten campsites or a ten-room bed & breakfast, w/ space to add large shops, rental suites, or additional structures. W/ direct snowmobile access to Owl's Head & Blue Lake, you're minutes from some of the region's best recreation while still enjoying in-town convenience. Sicamous continues to grow as a vibrant four-season community, offering a brand-new medical facility, well-established elementary, & high schools, & an impressive selection of amenities including a BMX pump track, skating rink, ballfields, & a variety of community programs for residents of all ages. Whether you're an investor, builder, or outdoor enthusiast, this property combines flexibility, location, & potential in one remarkable Sicamous opportunity. (id:6769)

Bedroom 11'5" x 7'8"

Full bathroom 8'3" x 4'11"

Primary Bedroom 11'5" x 7'8"

Living room 13'5" x 15'4"

Kitchen 11'7" x 7'4"

Listing Presented By:



Originally Listed by:
eXp Realty (Sicamous)

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



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