



# 1002 Riverside Avenue 201 Sicamous British Columbia

\$450,000

Rare opportunity to own a furnished two bedroom, two full bathroom condo in The Riverside, ideal for short or long-term rental income. Located on the second floor with an east-facing patio, enjoy mountain views and morning sun. The primary suite includes a queen bedroom set, full ensuite, two closets, and its own private entry, allowing it to function as a lock-off suite for added flexibility. Two parking stalls, private storage, pool, hot tub, and a marina with your own easy park boat slip make this a high-demand rental or vacation getaway. Year-round appeal with over 300 km<sup>2</sup> of lake access and four major sledding trails nearby. Affordable, well-managed, pet- and rental-friendly (with restrictions). Strong potential for seasonal or full-time returns. An excellent option for smart investors in the Shuswap market. (id:6769)

Laundry room 6' x 4'

Dining room 8'2" x 13'6"

Bedroom 9' x 10'3"

Full ensuite bathroom 5' x 8'

3pc Bathroom 5'5" x 6'7"

Primary Bedroom 15'2" x 13'

Living room 14' x 13'6"

Kitchen 8'9" x 14'7"

Listing Presented By:



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