



## 402 Oak Avenue Sicamous British Columbia

\$569,000

MASSIVE \$118,000 PRICE DROP -- SELLER LEAVING THE COUNTRY - QUICK SALE! Unique Duplex-Style Home with Legal Suite Backing onto Creek! Rare opportunity in Sicamous, a home laid out like a side-by-side duplex, featuring fully self-contained, legal suite with municipal approval. Whether you're looking for a mortgage helper, a solid investment or a multi-generational setup, this is it! The larger suite offers spacious living with 5 appliances, a newly renovated bathroom, and a sunroom with baseboard heaters that operate independently from the furnace. It has been consistently rented for \$2,000/month over the past three years. The 1-bedroom suite includes a fridge, stove, washer, dryer and microwave, plus oversized 64" deep soaker tub with a new surround and new laminate flooring in both the living room and bedroom. This home is packed with practical and recent upgrades including a new roof (2020), separate hydrometers for each suite, and 2 50-gallon water heaters (1 of which is brand new). A new energy-efficient fireplace insert keeps heating costs low and all furnace relays have been replaced for added reliability. The decks were refurbished with vinyl surfaces (2021 & 2023) and new skirting has been installed around both. The yard is fully fenced as of 2023, offering privacy & security and a 16x16 wired workshop with a wood-burning fireplace, perfect for hobbies or storage. This property's features make it a smart, low-maintenance option for both investors and homeowners alike. (id:6769)

Family room 11'9" x 11'4"	Sunroom 19'3" x 9'8"
Bedroom 10'1" x 10'7"	2pc Ensuite bath 5'1" x 11'8"
Full bathroom 5'8" x 9'11"	Other 46'7" x 12'2"
Kitchen 11'10" x 12'0"	Other 11'7" x 27'1"
Living room 19'0" x 12'11"	Other 17'7" x 11'0"
Dining room 11'10" x 11'8"	Kitchen 16'3" x 11'5"
Primary Bedroom 9'9" x 20'7"	Other 15'4" x 5'3"
Bedroom 10'6" x 11'6"	Other 8'6" x 11'6"
4pc Bathroom 4'10" x 7'8"	Other 8'6" x 4'4"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

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



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