



730 Elderberry Walk Sicamous British Columbia

\$599,000

Newly built 2025 modular home in Sicamous, BC-minutes from the lake, shops, parks, and year-round recreation. 3 bedrooms or 2 bedrooms plus a den, 2 full bathrooms. Thoughtfully designed for comfortable living with quality upgrades. Open-concept living area is bright and functional, featuring transom windows, faux ceiling beams w/integrated lighting, pot lights, & modern palette. Kitchen stands out w/maple island, extended drawers, pull-out pantry shelving, under-cabinet lighting, & stainless steel appliances. Upgraded fixtures, pendant lighting, & taller upper cabinets. Primary is a quiet retreat w/sliding barn doors, walk-in closet w/upgraded shelving, & private ensuite-double sinks, LED toe-kick lighting, & premium faucets. Two additional rooms-flexibility for guests/home office. Additions include upper laundry cabinets w/counter space, upgraded interior & exterior doors, extended 4' garage w/side entry & upgraded doors, rear deck for outdoor enjoyment, & central A/C-to be installed. Well-maintained strata community fees of just \$75/month. Year-round residence, seasonal home, ow-maintenance lifestyle close to nature, this property offers modern living in a fabulous community. Houseboat Capital of Canada, Sicamous sits between Shuswap and Mara Lakes, fantastic boating, kayaking, & fishing. Winter brings world-class snowmobiling-nearby Queest/Owl Head mountains, scenic trails for hiking/cross-country skiing. Perfect blend of outdoor adventure & small-town charm! (id:6769)

Dining room 13'8" x 9'

Other 4'9" x 8'2"

Utility room 13'4" x 7'2"

Full bathroom 10'9" x 5'5"

4pc Ensuite bath 8'4" x 8'2"

Kitchen 13'8" x 8'9"

Den 9'9" x 8'9"

Bedroom 10'3" x 11'9"

Primary Bedroom 13'4" x 11'7"

Living room 12'6" x 18'5"

Listing Presented By:



Originally Listed by:
eXp Realty (Sicamous)



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