

\$449,000 - 4982 Spruce Avenue, Canal Flats

MLS® #10368841

\$449,000

3 Bedroom, 2.00 Bathroom, 1,394 sqft

Single Family on 0.31 Acres

Canal Flats, Canal Flats, British Columbia

Nestled on a quiet, tree-lined street in serene Canal Flats, BC, this charming 3-bedroom, 2-bathroom single-family home at 4982 Spruce Ave offers small-town charm and modern comfort just minutes from the Columbia River and Columbia Lake. Built in 1978 with thoughtful recent updates, forced-air gas heating, and central air, this almost 1400 sq ft residence on a level 0.25-acre lot features an open-concept living room with vaulted ceilings and gas burning fire place. The fully fenced yard includes mature spruce trees, raised garden bed, covered deck, detached 40' x 24' double garage with workshop, a 8'x8' storage shed and additional outdoor 15' x 12' storage shed that could be converted to a workshop. Enjoy year-round outdoor adventures, fishing, hiking, or skiing at nearby mountains in this friendly East Kootenay community with parks, schools, and local amenities nearby. Priced competitively with flexible possession, this Rocky Mountain gem won't last long! (id:36535)

Built in 1978

Essential Information

Listing #	10368841
Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,394



Acres	0.31
Year Built	1978
Type	Single Family
Sub-Type	Freehold

Community Information

Address	4982 Spruce Avenue
Subdivision	Canal Flats
City	Canal Flats
State	British Columbia
Zip Code	V0B1B0

Amenities

Amenities	Public Transit, Park, Recreation, Schools, Shopping
Features	Balcony
Parking Spaces	10
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Washer
Heating	Electric Baseboard heaters, Forced air, See remarks
Fireplace	Yes
# of Fireplaces	1
Fireplace Fuel	Gas
Fireplace Type	Unknown
# of Stories	1

Exterior

Exterior	Vinyl siding
Roof Material	Asphalt shingle
Roof Style	Unknown

Listing Details

Listing Office	Courtesy Of Rachel Sweeney and Peter Fry Of Royal LePage Rockies West
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