

# 6230 Riverside Street, Abbotsford

\$2,649,500



4.21 flat and useable ALR acres in the heart of quaint Matsqui Village. 5 minutes to shopping in Mission or 10 minutes to Abbotsford. Two road frontages, CPR then 6 acres of crown land at rear property line. Serviced by city water plus a 21' sand point well which is great for irrigation. Huge 3016 sq ft shop. 523 sq ft barn. Endless riding trails nearby. Loads and loads of parking. Lovely 3500 square foot home has a large open kitchen with adjacent family room and eating area. Separate living room and dining room. Master on the main floor, plus a bedroom and flex room up. There are 2 bedrooms in the finished basement. Tons of storage inside and out!

## KEY INFORMATION

MLS® R2647762

Residential Detached

Matsqui

4 Bedrooms

2 Bathrooms

3,460 SF

183,387 SF Lot

## FEATURES

Year Built: 1940

Listed By: Royal LePage Wheeler Cheam Realty



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