

# 1863 Grandview Avenue, Lumby

\$499,000



Quick Possession, Act now!! Step into the potential of this 3 bedroom, 1-bath space and envision the endless possibilities. With a partially unfinished walkout basement and open living area, creativity knows no bounds. Recent updates include a 2014 roof and 2016 Hardi Plank siding, along with newer flooring throughout the living space. From the sundeck, soak in the gorgeous valley views that extend to the level yard, perfect for children's play. Nestled in one of Lumby's best family neighborhoods, you'll now have direct access to a newly installed walking path, leading to the salmon trail, bike park, shops, and more. That trail also serves access to the lower part of the property. Gardening enthusiasts will rejoice in the raised beds and greenhouse, while raspberry bushes await your delight. Positioned between the Okanagan and the Kootenays, outdoor adventures abound, with hiking, biking, fishing, and camping just moments away. Mabel Lake, Sugar Lake, and Echo Lake beckon just a short drive away. Off street parkings is a huge bonus, space for 2 as well as street parking availability! Quick possession is available, so seize the opportunity and call today to schedule your viewing! (id:56120)



## KEY INFORMATION

MLS® 10314227

Residential Detached

Lumby

3 Bedrooms

1 Bathroom

1,263 SF

5,662 SF Lot



## FEATURES

Year Built: 1980

Listed By: Coldwell Banker Executives Realty

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