

# 10190 Youbou Rd, Youbou

\$459,000



PRICED WELL BELOW ASSESSMENT, THIS PROPERTY OFFERS EXCEPTIONAL VALUE! Welcome to your charming new home with stunning lake views, nestled in the heart of Youbou. This 3-bedroom, 2-bathroom residence is just steps from scenic trails, beautiful parks, and the popular Youbou Bar & Grill. The sunny, south-facing backyard is perfect for gardening, children, or pets to enjoy. Inside, you'll find a bright living room and a cozy deck, both with breathtaking lake views. The home also includes an unfinished basement and attic space, offering endless potential to make it your own. Recent upgrades include a new roof, blow-in insulation in the attic, a rebuilt upper deck, and fresh paint. Outdoor enthusiasts will love the proximity to swimming, kayaking, hiking, and camping, with an abundance of parks, trails, and wilderness areas nearby. The seller is motivated and ready to make her move to Alberta. Call your agent today to book a viewing! (id:56120)

## KEY INFORMATION

MLS® 974134

Residential Detached

BC

3 Bedrooms

2 Bathrooms

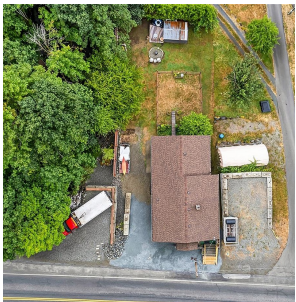
2,638 SF

6,098 SF Lot

## FEATURES

Year Built: 1958

Listed By: rennie & associates realty ltd.



**Samantha Armstrong**

250.818.9539

sarmstrong@rennie.com

rennie.com/samanthaarmstrong

**rennie**