

# \$449,000 - 1768 First Street, Fruitvale

MLS® #10335244

## \$449,000

3 Bedroom, 2.00 Bathroom, 1,483 sqft

Single Family on 0.16 Acres

Village of Fruitvale, Fruitvale, British Columbia

Leave the hustle and bustle of city living and make the move to the quiet, outdoor lifestyle in the Kootenays. Whether you are just starting out or searching for a peaceful place to retire, this charming bi-level home offers the perfect blend of comfort and convenience. Inside you will find 1500 sq.ft. of thoughtfully laid out living space over 3 levels. The main floor offers a large living room with a cozy gas fireplace, a spacious kitchen/dining area with patio doors leading to a covered deck, perfect for entertaining and enjoying those spectacular mountain views. The upper level hosts 2 bedrooms and a full bathroom. The lower level has an additional bedroom, a family room, a full bathroom, and the laundry. There is also a large crawlspace, offering plenty of storage. An outside basement entrance adds to the homes functionality and convenience. Located on a no-thru street in a family friendly neighborhood, this home offers affordable living and exceptional value under \$500k. Fruitvale is located in the heart of the Beaver Valley and is a full service, yet quiet community. The entire area is loaded with recreation and is 10 min to Champion Lakes Golf Course, 15 min to Champion Lakes, a true hidden gem for boating and camping, and 20 min to skiing @ Red Mountain. Don't miss out on this great opportunity, schedule your showing today. The house has baseboard heaters, but the owner does not use them as the gas fireplace and the gas furnace heat the house sufficiently. Average gas = \$95/mth and



Average elec = \$75/mth. Available for quick possession. (id:6289)

Built in 1978

**Essential Information**

Listing #	10335244
Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,483
Acres	0.16
Year Built	1978
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	1768 First Street
Subdivision	Village of Fruitvale
City	Fruitvale
Province	British Columbia
Postal Code	V0G1L0

**Amenities**

Features	Balcony
Parking Spaces	2
Parking	Carport
# of Garages	1

**Interior**

Appliances	Refrigerator, Dishwasher, Range - Electric, Washer & Dryer
Heating	Baseboard heaters, Forced air, See remarks
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

**Exterior**

Exterior	Brick, Stucco
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Roof                      Asphalt shingle

### **Additional Information**

Zoning                      Single family dwelling

### **Listing Details**

Listing Office              RE/MAX All Pro Realty



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