

\$549,000 - 275 2nd Avenue, Rivervale

MLS® #10347319

\$549,000

4 Bedroom, 1.00 Bathroom, 2,853 sqft

Single Family on 0.25 Acres

Trail, Rivervale, British Columbia

Offered for the first time since it was built in 1962, this 4-bedroom, 1-bathroom riverfront gem is full of potential and rich with history. Lovingly cared for by the same family for over 60 years, this home offers solid bones, a breathtaking view, and a unique opportunity to update a classic to your taste. The spacious main floor layout includes a cozy gas fireplace, three generously sized bedrooms, and a bathroom complete with separate bath and shower. Enjoy the stunning river views from the enclosed sunroom—an ideal spot to relax and take in the changing seasons. The basement is home to more functional space, including the laundry room, an expansive media room complete with wet bar, and not one but two workshops for the master tinkerer or creator! Outside, a built-in BBQ and the remnants of a charming pond feature (with pumps still in place) hint at the property's once-magical outdoor space. A path leads down to the river, making this a dream location for nature lovers and outdoor enthusiasts. Enjoy peace of mind thanks to the new high-efficiency furnace and newer roof, while two attached garages plus a carport offers plenty of space for vehicles & toys. With great curb appeal, unbeatable views, and a layout full of possibilities, this is your chance to own a slice of riverfront paradise. Don't miss it! (id:6289)

Built in 1962



Essential Information

Listing #	10347319
Price	\$549,000
Bedrooms	4
Bathrooms	1.00
Square Footage	2,853
Acres	0.25
Year Built	1962
Type	Single Family
Sub-Type	Freehold
Style	Ranch

Community Information

Address	275 2nd Avenue
Subdivision	Trail
City	Rivervale
Province	British Columbia
Postal Code	V1R4V3

Amenities

Parking Spaces	6
Parking	Attached Garage, Carport
# of Garages	3
View	River view, Mountain view, Valley view, View of water, View (panoramic)
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Heating	Forced air, See remarks
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	2

Exterior

Exterior Features	Underground sprinkler
Roof	Asphalt shingle

Additional Information

Zoning

Residential

Listing Details

Listing Office

Century 21 Kootenay Homes (2018) Ltd



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