

\$640,000 - 2170 Brycen Place, Grand Forks

MLS® #10349642

\$640,000

4 Bedroom, 3.00 Bathroom, 2,558 sqft

Single Family on 0.21 Acres

Grand Forks, Grand Forks, British Columbia

Well maintained family home in one of Grand Forks nicest neighbourhoods! This 4-bedroom, 3 full bathroom property features a contemporary style open plan kitchen/dining and living room area on the main floor with a large master bedroom and ensuite, a second bedroom and a full bathroom. The finished basement allows for numerous options depending on your needs. There is a huge 35 x 13-foot room which could be used as an extra large bedroom, or would be perfect as a games and recreation room with an additional attached office/storage/den space, ideal for a pool table, home cinema, music room or gym. The basement is completed by a third large full bathroom and another bedroom. The utility room includes a new gas-powered hot water tank (April 2025), a Payne Gas Furnace (installed in April 2020), water softener and a reverse osmosis system. The extensive garden is well sized and offers beautiful mountain views and comes complete with underground sprinkler system, garden shed, flower beds, and is fully fenced with gate access at the front and rear. The double garage and double driveway allow for ample car parking and storage. Quick possession possible. To fully explore the home, be sure to check out the ""Multimedia"" link on the Realtor.ca listing or click the ""Virtual Tour"" tab on Xposure version of the listing for a full virtual tour, 3D model and floor plan. (id:6289)

Built in 2004



Essential Information

Listing #	10349642
Price	\$640,000
Bedrooms	4
Bathrooms	3.00
Square Footage	2,558
Acres	0.21
Year Built	2004
Type	Single Family
Sub-Type	Freehold
Style	Ranch

Community Information

Address	2170 Brycen Place
Subdivision	Grand Forks
City	Grand Forks
Province	British Columbia
Postal Code	V0H1H0

Amenities

Features	Cul-de-sac, Central island
Parking Spaces	2
Parking	Attached Garage
# of Garages	2
View	Mountain view

Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Washer, Water softener
Heating	Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	1

Exterior

Exterior	Other
Exterior Features	Landscaped, Underground sprinkler

Roof Asphalt shingle

Additional Information

Zoning Unknown

Listing Details

Listing Office Grand Forks Realty Ltd



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