

\$699,900 - 31 Laurier Avenue, Wardner

MLS® #10351639

\$699,900

5 Bedroom, 4.00 Bathroom, 2,268 sqft

Single Family on 0.15 Acres

Koocanusa Landing, Wardner, British
Columbia

Welcome to your dream retreat in the heart of recreation paradise! This stunning, custom-built 2-storey home sits just steps from the crystal-clear waters of Lake Koocanusa, offering endless opportunities for boating, kayaking, fishing, hiking, ATVing, and year-round adventure. Built with care and craftsmanship, this 5-bedroom, 4-bathroom home blends style and function. The open-concept main floor features top-of-the-line appliances, high-end finishes, and expansive windows that flood the space with light and capture the relaxed, airy lake home vibe. Upstairs, find four spacious bedrooms, including a spa-inspired primary suite with luxurious ensuite and walk-in closet—your private sanctuary. A fifth bedroom on the lower level adds flexibility for guests, an office, or gym. Additional features include a double attached garage, efficient propane furnace, and home warranty for peace of mind. The garage was custom-built extra wide with tall doors to fit a 24-foot wake surf boat—a rare feature in Koocanusa Landing! Even better—the Seller is covering the GST, so there’s no GST to be paid by the Buyer. Just a short drive to Cranbrook or Fernie, the friendly, low-key community of Wardner is one of the East Kootenay’s best-kept secrets—offering the perfect mix of nature, recreation, and small-town charm. Don’t miss your chance to make this lake life dream your reality! (id:6289)



Built in 2025

Essential Information

Listing #	10351639
Price	\$699,900
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,268
Acres	0.15
Year Built	2025
Type	Single Family
Sub-Type	Strata

Community Information

Address	31 Laurier Avenue
Subdivision	Koocanusa Landing
City	Wardner
Province	British Columbia
Postal Code	V0B2J0

Amenities

Features	Central island, Balcony
Parking Spaces	2
Parking	Attached Garage
# of Garages	2
View	Mountain view

Interior

Appliances	Refrigerator, Dishwasher, Range - Electric, Washer & Dryer
Heating	Forced air, See remarks
Cooling	Central air conditioning
# of Stories	3

Exterior

Roof	Asphalt shingle
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Additional Information

Zoning	Unknown
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Listing Details

Listing Office RE/MAX Blue Sky Realty



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