

\$415,000 - 7536 Klondike Trail, Anglemont

MLS® #10352885

\$415,000

4 Bedroom, 2.00 Bathroom, 2,040 sqft

Single Family on 0.35 Acres

North Shuswap, Anglemont, British Columbia

Nestled among the trees in Anglemont Estates, this renovated 4-bedroom, 2-bathroom home offers a tranquil escape with three levels of finished living space. Step inside and be greeted by a home that has been thoughtfully updated, with a renovated kitchen and two bathrooms, new flooring, lighting, windows, doors, and a finished basement, which provides extra space for you and your loved ones. A detached workshop is a fantastic bonus, offering potential for a guest cabin, art studio, or a space for all your hobbies. The private, treed yard is the perfect spot to unwind, listen to nature, or gather around a campfire. For year round recreation fun, you're a quick five-minute drive from Shuswap Lake, the beach, Anglemont Marina, and the North Shuswap Golf Course. This region is a four-season playground with countless activities to explore. In addition to boating and golfing, you can spend your days hiking and biking the scenic trails or exploring local wineries and farmers' markets. When the snow falls, you're a short drive from Crowfoot Mountain in Celista for winter sledding adventures, snowshoeing, or cross-country skiing. The home's prime location in a sought-after recreational area makes it an attractive rental. With its updated features and proximity to both summer and winter activities in the Shuswap, it's well-suited to generate rental income. Whether you're looking for a permanent residence, a peaceful getaway, or a smart investment, this property delivers.



(id:6289)

Built in 1974

Essential Information

Listing #	10352885
Price	\$415,000
Bedrooms	4
Bathrooms	2.00
Square Footage	2,040
Acres	0.35
Year Built	1974
Type	Single Family
Sub-Type	Freehold
Style	Other, Cabin, Contemporary, Ranch

Community Information

Address	7536 Klondike Trail
Subdivision	North Shuswap
City	Anglemont
Province	British Columbia
Postal Code	V0E1M8

Amenities

Amenities	Golf Nearby, Park, Recreation, Schools, Ski area
Utilities	Electricity, Telephone, Water
Features	Cul-de-sac, Private setting, Sloping, Central island, Balcony, Two Balconies
Parking Spaces	4
Parking	Street
View	View (panoramic)

Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Microwave, Washer
Heating	Electric Baseboard heaters
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Pellet
# of Stories	2

Exterior

Exterior	Wood siding
Exterior Features	Sloping, Wooded area
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Royal LePage Access Real Estate
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