

\$699,900 - 714 12th Street, Castlegar

MLS® #10353757

\$699,900

5 Bedroom, 3.00 Bathroom, 2,518 sqft

Single Family on 0.64 Acres

North Castlegar, Castlegar, British Columbia

Own Your Home, Separate Business Location in front, and A Mortgage Helper Suite all in one property! It is rare it is to find a property that checks all the boxes for both homeowners seeking a mortgage helper, savvy investors looking for a turn-key income property, and someone who wants a house with a business space. This exceptional home features a fully legal and conforming secondary suite with complete separation of utilities, true fire separation, and separate electrical meters—offering peace of mind and flexibility. The main unit is all on one level, and both units are bright and spacious with large windows, modern updates including refreshed kitchens, bathrooms, flooring, appliances, and window treatments. Unit 1 (the owner's suite) is a 1468 ft² 2-bedroom plus flex room with 1 1/2 baths, while Unit 2 (legal suite) offers 1050 ft², 3 bedrooms and one bath. The home is mechanically sound, boasting updated electrical, plumbing, roof, drain tile, doors, lighting, and ventilation throughout, the garage roof deck railings have been recently painted, and Unit #2 has a new refrigerator. Outdoors, enjoy multiple patios and fenced private yards. The oversized attached garage/workshop, in addition to the attached single garage, offers exciting potential for a third suite or a business frontage thanks to favorable zoning and existing structure. Call your REALTOR(R) today to book a private showing. (id:6289)

Built in 1961



Essential Information

Listing #	10353757
Price	\$699,900
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	2,518
Acres	0.64
Year Built	1961
Type	Single Family
Sub-Type	Freehold
Style	Other, Ranch

Community Information

Address	714 12th Street
Subdivision	North Castlegar
City	Castlegar
Province	British Columbia
Postal Code	V1N2K3

Amenities

Amenities	Public Transit
Features	Corner Site
Parking Spaces	7
Parking	Attached Garage, See Remarks
# of Garages	4
View	Mountain view

Interior

Heating	Baseboard heaters
# of Stories	1

Exterior

Exterior	Stucco
Roof	Asphalt shingle,Tar & gravel

Additional Information

Zoning	Unknown
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Listing Details

Listing Office

Century 21 Assurance Realty Ltd.



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