

\$1,070,000 - 40 Rosoman Road, Enderby

MLS® #10354388

\$1,070,000

5 Bedroom, 2.00 Bathroom, 2,570 sqft

Single Family on 2.54 Acres

Enderby / Grindrod, Enderby, British Columbia

Embrace the tranquility of rural life on this beautiful 2.54-acre property located on desirable Rosoman Road. Just minutes from the Shuswap River, this cleared and private acreage offers the perfect blend of peace, space, and outdoor adventure — ideal for nature lovers and families alike. Nestled just off Enderby Mabel Lake Road, and close to the Eby hand launch and Hunter's Range, this is a dream location for outdoor enthusiasts. Hunter's Range is renowned for world class snowmobiling, hiking and hunting. The spacious and well-maintained split-level home features 5 bedrooms plus a den, 2 full bathrooms, and plenty of room for both family and pets. A large attached garage provides added convenience and storage. Outside, a year-round artesian well and creek enhance the natural beauty of the backyard, while a variety of fruit trees — including cherry, apple, and hazelnut — along with raspberry and blackberry bushes, add to the country charm. A highlight of the property is the massive 34' x 46' shop, complete with 12-foot ceilings, 10-foot overhead doors, and a cozy wood stove for year-round comfort. Whether you're working on personal projects or running a home-based business, this versatile space has you covered. Additional features include: Automatic gated driveway with potential for circular access Electric heating system, supplemented by a Traeger pellet furnace This rare acreage offers the best of country living with room to grow, explore, and enjoy.



(id:6289)

Built in 1976

Essential Information

Listing #	10354388
Price	\$1,070,000
Bedrooms	5
Bathrooms	2.00
Square Footage	2,570
Acres	2.54
Year Built	1976
Type	Single Family
Sub-Type	Freehold
Style	Split level entry

Community Information

Address	40 Rosoman Road
Subdivision	Enderby / Grindrod
City	Enderby
Province	British Columbia
Postal Code	V4Y4K4

Amenities

Features	Central island
Parking Spaces	2
Parking	Attached Garage, Heated Garage, RV
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop, Dishwasher, Dryer, Oven, Washer
Heating	Electric Baseboard heaters, Forced air, See remarks
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood
# of Stories	4

Exterior

Exterior	Aluminum, Brick
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	RE/MAX Vernon
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