# \$405,000 - 2351 Coutlee Avenue, Merritt

MLS® #10359092

### \$405,000

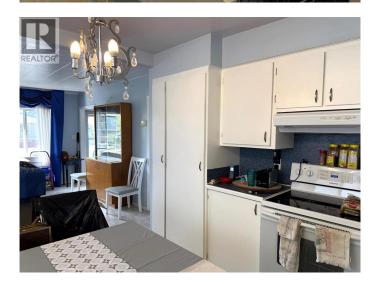
5 Bedroom, 2.00 Bathroom, 1,614 sqft Single Family on 0.14 Acres

Merritt, Merritt, British Columbia

Built in 1960, this spacious and solidly constructed home offers a blend of classic charm and thoughtful updates throughout. The main floor features 2 comfortable bedrooms and a bright, roomy kitchen with lower cabinet pull-outs for easy accessibility. Downstairs, you'II find 3 additional bedroomsâ€"each soundproofed with extra insulation plus a fire-retardant T-bar ceiling for safety. Basement has a separate entrance. Notable upgrades include: updated roof (2023), windows (2009), 60-gallon hot water tank (2022), furnace and central air conditioning (2004), humidification system (2008), and two sets of washer/dryers (2007/2023). The main bathroom boasts a handicap-accessible tub with multiple features. The property offers 100-amp electrical service, underground wiring ready for connection to the detached shop, and a fully fenced yard with 14 raised garden bedsâ€"perfect for gardening enthusiasts. Not to mention the natural gas barbecue that will stay. The single detached shop fits one car, with the garage door currently enclosed but easily converted back if desired. This home is within walking distance to amenities, not to mention public transit available right out your front door, making it a fantastic choice for convenience, comfort, and value. LISTED BY RE/MAX LEGACY - Call for your private viewing. (id:6289)







Built in 1960

#### **Essential Information**

Listing # 10359092 Price \$405,000

Bedrooms 5
Bathrooms 2.00
Square Footage 1,614
Acres 0.14
Year Built 1960

Type Single Family

Sub-Type Freehold
Style Ranch

## **Community Information**

Address 2351 Coutlee Avenue

Subdivision Merritt
City Merritt

Province British Columbia

Postal Code V1K1B8

#### **Amenities**

Amenities Public Transit, Schools, Shopping

Features Level lot, Jacuzzi bath-tub

Parking Rear, Street

View Mountain view, Valley view, View (panoramic)

#### Interior

Appliances Refrigerator, Dishwasher, Range - Electric, Washer & Dryer,

Washer/Dryer Stack-Up

Heating Forced air, See remarks
Cooling Central air conditioning

# of Stories 2

#### **Exterior**

Exterior Stucco, Vinyl siding

Exterior Features Level

Roof Asphalt shingle

# **Additional Information**

Zoning Residential

# **Listing Details**

Listing Office

**RE/MAX Legacy** 





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