

# \$535,000 - 1971 75 Avenue, Grand Forks

MLS® #10359478

## \$535,000

4 Bedroom, 2.00 Bathroom, 1,898 sqft  
Single Family on 0.28 Acres

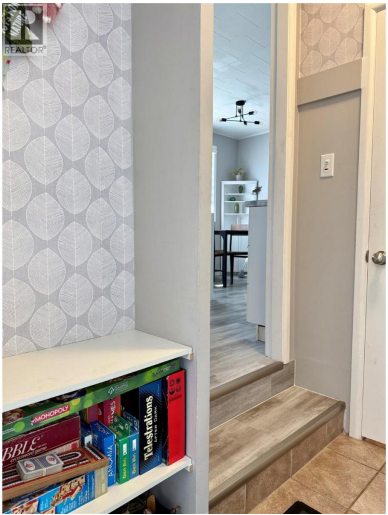
Grand Forks, Grand Forks, British Columbia

Discover the perfect blend of comfort and convenience in this beautifully updated 4-bedroom, 2-bathroom home, ideally located within walking distance to local restaurants and the scenic Trans Canada Trail. The open concept living area is anchored by a modern kitchen featuring warm butcher block countertops, sleek cabinetry, and a seamless flow for entertaining. With a 200-amp panel, hot water on demand, and air conditioning for year-round comfort. Outdoors, enjoy a fully fenced yard complete with a garage, workshop, and garden shed—perfect for hobbies, storage, and gardening. This home is a rare opportunity to combine modern living with a vibrant, walkable lifestyle. The Seller is offering a \$2000 decorating bonus paid to the Buyer upon completion. (id:6289)

Built in 1964

### Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 10359478      |
| Price          | \$535,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Half Baths     | 1             |
| Square Footage | 1,898         |
| Acres          | 0.28          |
| Year Built     | 1964          |
| Type           | Single Family |



|          |          |
|----------|----------|
| Sub-Type | Freehold |
| Style    | Ranch    |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1971 75 Avenue   |
| Subdivision | Grand Forks      |
| City        | Grand Forks      |
| Province    | British Columbia |
| Postal Code | V0H1H2           |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Schools, Shopping       |
| Parking Spaces | 2                       |
| Parking        | Attached Garage, Offset |
| # of Garages   | 2                       |

### Interior

|              |   |
|--------------|---|
| Appliances   | Range, Refrigerator, Dishwasher, Washer & Dryer |
| Heating      | Forced air                                      |
| Cooling      | Central air conditioning                        |
| # of Stories | 1   |

### Exterior

|          |                 |
|----------|-----------------|
| Exterior | Stucco, Wood    |
| Roof     | Asphalt shingle |

### Additional Information

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

### Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Coldwell Banker Executives Realty |
|----------------|-----------------------------------|



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 4:16pm MDT