

# \$399,000 - 2264 Merritt Avenue, Merritt

MLS® #10359810

**\$399,000**

4 Bedroom, 2.00 Bathroom, 2,530 sqft

Single Family on 0.21 Acres

Merritt, Merritt, British Columbia

Discover this rare opportunity to own a solid, well-built home in one of Merritt's most sought-after neighborhoods! Owned by the original owner, this classic 1961 home is in its original state, offering a unique canvas for your personal touch. Situated on a spacious 9,300 sq. ft. fully fenced lot, this property boasts mature trees, beautifully maintained landscaping, and fantastic curb appeal. Located just a short walk from downtown, you'll have direct access to all the amenities Merritt has to offer, including shopping, dining, parks, and schools. Inside, the home features a functional layout with 3 bedrooms on the main floor and 1 additional bedroom downstairs. The main floor offers a large family room with a gas fireplace, a cozy living room, and a good sized kitchen with plenty of potential. Downstairs, you'll find a spacious recreation room, another gas fireplace, and ample space for family gatherings, hobbies, or a home gym. Whether you're looking to restore its classic charm or modernize to your taste, this one-of-a-kind property offers unlimited potential. Don't miss your chance to own a home in this incredible location! LISTED BY RE/MAX LEGACY. Call for your private viewing. (id:6289)

Built in 1961

## Essential Information



|                |               |
|----------------|---------------|
| Listing #      | 10359810      |
| Price          | \$399,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Half Baths     | 1             |
| Square Footage | 2,530         |
| Acres          | 0.21          |
| Year Built     | 1961          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bungalow      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2264 Merritt Avenue |
| Subdivision | Merritt             |
| City        | Merritt             |
| Province    | British Columbia    |
| Postal Code | V1K1B8              |

### Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | Recreation, Schools |
| Features       | Level lot           |
| Parking Spaces | 3                   |
| Parking        | Carport             |
| # of Garages   | 1                   |
| View           | Mountain view       |

### Interior

|                 |                                                |
|-----------------|------------------------------------------------|
| Appliances      | Refrigerator, Range - Electric, Washer & Dryer |
| Heating         | Forced air, See remarks                        |
| Cooling         | Central air conditioning                       |
| Fireplace       | Yes                                            |
| # of Fireplaces | 2                                              |
| Fireplaces      | Gas                                            |
| # of Stories    | 1                                              |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior          | Stucco, Wood      |
| Exterior Features | Landscaped, Level |

Roof Asphalt shingle

### **Additional Information**

Zoning Unknown

### **Listing Details**

Listing Office RE/MAX Legacy



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