

# \$490,000 - 2246 Kootenay Avenue, Rossland

MLS® #10360646

**\$490,000**

3 Bedroom, 1.00 Bathroom, 1,456 sqft

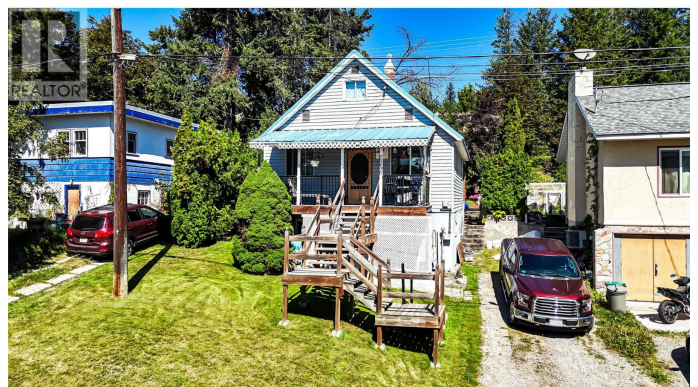
Single Family on 0.10 Acres

Rossland, Rossland, British Columbia

Welcome to this inviting 3-bedroom, 1-bathroom home, perfectly situated just minutes from downtown Rossland. With thoughtful updates and a highly functional layout, this property is ready for its next owners to move in and enjoy. The main floor offers a warm and welcoming living space, with natural light throughout. A highlight of the home is the recently renovated bathroom, which has been completely transformed with modern finishes and a fresh, contemporary design. One of the true standout features of this property is the backyard. Beautifully peaceful, and it provides the perfect escape after a long day. The deck is ideal for morning coffee, weekend barbecues, or simply soaking in the quiet surroundings while overlooking the yard. The basement adds exceptional versatility with a second living room, laundry, a bedroom, and a workshop with a separate entrance. This is a perfect space for the DIY enthusiast, hobby projects, or additional storage, offering functionality that is hard to find. Whether you're looking for a family home, your first purchase, or a place to enjoy everything the Kootenays have to offer, this property has something for everyone. Put this on your must-see list and book your showing today! (id:6289)

Built in 1937

## Essential Information



|                |               |
|----------------|---------------|
| Listing #      | 10360646      |
| Price          | \$490,000     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Square Footage | 1,456         |
| Acres          | 0.10          |
| Year Built     | 1937          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Other         |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2246 Kootenay Avenue |
| Subdivision | Rossland             |
| City        | Rossland             |
| Province    | British Columbia     |
| Postal Code | V0G1Y0               |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

### Interior

|              |                         |
|--------------|-------------------------|
| Heating      | Forced air, See remarks |
| # of Stories | 2                       |

### Additional Information

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

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX All Pro Realty |
|----------------|-----------------------|



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Listing information last updated on October 26th, 2025 at 11:01pm MDT