

\$569,000 - 295 9th Avenue, Montrose

MLS® #10364151

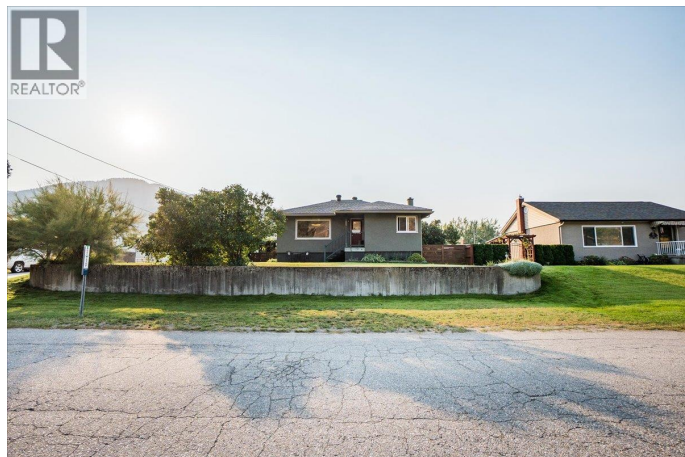
\$569,000

2 Bedroom, 2.00 Bathroom, 1,983 sqft

Single Family on 0.17 Acres

Village of Montrose, Montrose, British Columbia

Perched on a spacious corner lot in the close-knit, family friendly community of Montrose, this warm and inviting home has everything a growing family, first-time home buyer, or empty nester could need! Step into the backyard sanctuary, where mature grapevines planted in the 1960s create a lush, leafy canopy over the outdoor entertaining area. Whether you're soaking in the hot tub under the stars or hosting unforgettable summer BBQs, this space offers a perfect combination of privacy, charm and relaxation. For the hobbyist or car enthusiast, the property boasts a 16' x 24' garage/shop built in 2021, a carport, and additional off-street parking—plenty of room for your vehicles, tools, and toys. Plus, with a bus stop just outside, public transportation is a breeze for kids or commuters. Inside, you'll love the bright and spacious living room, perfect for family movie nights or gatherings. The open-concept kitchen with eat-in dining is filled with natural light and offers room to cook, entertain, and connect. The primary bedroom easily fits a king-size bed, while the second bedroom also offers generous space. Head downstairs to discover a huge rec room anchored by a WETT-certified wood stove, ideal for cozy winter evenings. You'll also find a second full bathroom, laundry area, ample storage, and two additional rooms—ready to be converted into bedrooms with the addition of



in-swing windows. Additional features include a worry free roof that is aprox. 10 years new. Central air conditioning that provides year round comfort. High efficiency gas furnace, updated windows and more! If you're looking for a well-rounded, move-in-ready home that checks all the boxes, 295 9th Ave belongs at the top of your list. Open House Sunday, October 5th from 11:00 am - 1:00 pm.
(id:6289)

Built in 1953

Essential Information

Listing #	10364151
Price	\$569,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,983
Acres	0.17
Year Built	1953
Type	Single Family
Sub-Type	Freehold
Style	Ranch

Community Information

Address	295 9th Avenue
Subdivision	Village of Montrose
City	Montrose
Province	British Columbia
Postal Code	V0G1P0

Amenities

Parking Spaces	4
Parking	Covered, Detached Garage
# of Garages	1
View	Mountain view

Interior

Heating	Forced air
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Cooling	Central air conditioning
# of Stories	2

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	RE/MAX All Pro Realty
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