

# \$749,000 - 6135 12th Street, Grand Forks

MLS® #10364487

**\$749,000**

3 Bedroom, 2.00 Bathroom, 1,475 sqft

Single Family on 1.00 Acres

Grand Forks, Grand Forks, British Columbia

Welcome to this beautifully designed 2021 home in Johnson Flats, thoughtfully built high above the flood plain for peace of mind and long-term security. The open-concept main living area is perfect for entertaining, featuring an extra-large kitchen counter and bar, built-in speakers, a cozy wood stove, and space for everyone to gather. The home offers three bedrooms, with the primary suite boasting a spacious walk-in closet and a full ensuite with a walk-in shower. Step outside to the sunny back patio where an outdoor kitchen awaits, complete with running water and a plumbed-in gas BBQ. The fully deer-fenced one-acre lot is enhanced with underground irrigation servicing the trees along the fence line. Additional features include a convenient clothesline directly off the laundry area on the back third deck. This is a rare opportunity to own a modern, well-built home in a peaceful rural setting, yet only minutes from town. A beautiful move-in-ready property with comfort, practicality, and thoughtful design throughout. Call your Local Real Estate Agent today! (id:6289)

Built in 2021

## Essential Information

Listing #	10364487
Price	\$749,000
Bedrooms	3



Bathrooms	2.00
Square Footage	1,475
Acres	1.00
Year Built	2021
Type	Single Family
Sub-Type	Freehold
Style	Ranch

### Community Information

Address	6135 12th Street
Subdivision	Grand Forks
City	Grand Forks
Province	British Columbia
Postal Code	V0H1H0

### Amenities

Features	Central island
Parking	Carport
# of Garages	1

### Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Gas, Microwave, Hood Fan, Washer
Heating	Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	1

### Exterior

Exterior	Vinyl siding
Roof	Asphalt shingle

### Additional Information

Zoning	Unknown
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### Listing Details

Listing Office	Grand Forks Realty Ltd
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