

\$375,000 - 8773 Tamarack Street, Canal Flats

MLS® #10365944

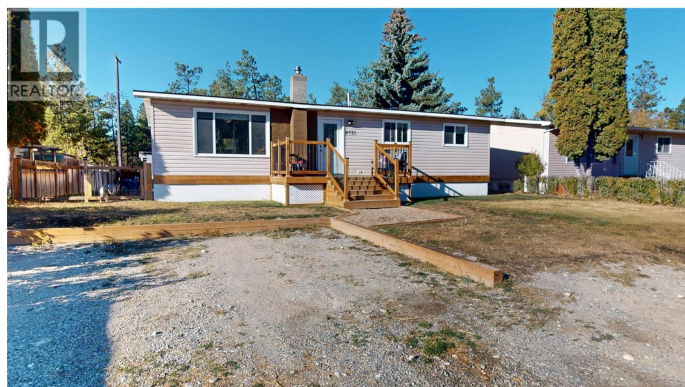
\$375,000

4 Bedroom, 2.00 Bathroom, 2,341 sqft

Single Family on 0.17 Acres

Canal Flats, Canal Flats, British Columbia

Welcome to your dream family home in a peaceful, family-friendly neighborhood with direct access to scenic walking and biking trails. Imagine your kids safely walking to school just steps away, while you're only five minutes from the boat launch and the warm, clear waters of Columbia Lake—this home offers the perfect blend of nature, adventure, and everyday convenience. Enjoy stunning mountain views from your brand new front and rear decks, perfect for morning coffee or evening entertaining. The exterior has been thoughtfully updated with a new front retaining wall, new fencing, and freshly painted trim, giving the home great curb appeal. Inside, the home features a cozy WETT-certified wood stove, a beautifully updated white kitchen from 2013 with modern finishes, and energy-efficient double-pane windows throughout. A spacious addition completed in 2013 adds even more functional living space for your family to enjoy. Recent upgrades include a brand new washing machine, a newly installed main water shut-off valve, and electrical work that was just signed off by a certified electrician. The roof is only one year old, offering peace of mind for years to come. Outside, the fully fenced backyard provides a safe space for kids and pets, complete with a charming chicken coop for those looking to embrace a bit of rural living. There's ample parking, including space for an RV, and the partially finished basement is full of potential and ready for your personal touch. This



move-in ready home is ideal for families who love the outdoors but also appreciate comfort and convenience. Schedule your private viewing today and see everything this beautifully maintained property has to offer!
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Built in 1969

Essential Information

Listing #	10365944
Price	\$375,000
Bedrooms	4
Bathrooms	2.00
Square Footage	2,341
Acres	0.17
Year Built	1969
Type	Single Family
Sub-Type	Freehold

Community Information

Address	8773 Tamarack Street
Subdivision	Canal Flats
City	Canal Flats
State	British Columbia
Zip Code	V0B1B0

Amenities

Parking	Additional Parking, RV
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Interior

Heating	Wood Forced air, Stove, See remarks
Cooling	Central air conditioning
Has Basement	Yes
Basement Type	Full
# of Stories	2

Exterior

Roof Material	Asphalt shingle
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Roof Style Unknown

Additional Information

Zoning Unknown

Listing Details

Listing Office Courtesy Of Amber Wetherill Of RE/MAX Blue Sky Realty

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