

# \$730,000 - 5670 Glenmore Drive, Edgewater

MLS® #2479818

**\$730,000**

3 Bedroom, 1.00 Bathroom, 1,144 sqft

Single Family on 9.13 Acres

Edgewater North, Edgewater, British Columbia

Private 9+ Acres - Single Family Home in Edgewater, B.C. with amazing views of the valley. Zoned SH-3 the property would make a great horse property or small hobby farm as the hay barn currently being used as RV storage and horse corals could easily be converted back to earlier days. SH-3 allows for Horticulture, Agriculture and a Home-Based Business. There are so many amazing spots for the garden of your dreams for those who have a green thumb. Most of the property is irrigated and has been cleaned of debris and ground fuel for fire protection. The cozy, clean, bright 3 bedroom + 1 bathroom home has new windows letting in tons of light creating a warm, homey feeling and is fitted with a high-quality, long lasting metal roof. With both new windows and doors and being insulated beyond building code requirements, utility costs are very low. A new well pump was recently installed. The wrap-around deck comes complete with gazebo, pergola and sunshades creating a comfortable, peaceful setting to enjoy the abundance of wildlife and birds passing through this secluded, quiet wildlife corridor year-round. There is an above ground pool with a surrounding deck and solar heater keeping it at enjoyable temperatures. The detached shop is a great place for additional parking, storage and is set up with a great workshop with tons of space for those everyday home projects. Walking distance to the K-7 Edgewater Elementary School. There are not too many of these types of properties



left. Let this beautifully treed, private oasis be your base for the all-season adventures that Columbia Valley has to offer. (id:36535)

Built in 1972

**Essential Information**

Listing #	2479818
Price	\$730,000
Bedrooms	3
Bathrooms	1.00
Square Footage	1,144
Acres	9.13
Year Built	1972
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	5670 Glenmore Drive
Subdivision	Edgewater North
City	Edgewater
State	British Columbia
Zip Code	V0A1E0

**Amenities**

Amenities	Golf Nearby, Schools, Ski area
Features	Private setting
Parking	See Remarks
View	Valley view
Has Pool	Yes
Pool	Above ground pool, Outdoor pool

**Interior**

Appliances	Refrigerator, Dishwasher, Dryer, Range - Gas, Washer
Heating	Forced air
Fireplace	Yes
Fireplace Fuel	Gas
Fireplace Type	Unknown

**Exterior**

Exterior Features	Rolling, Wooded area
Roof Material	Metal
Roof Style	Unknown

### **Additional Information**

Zoning	Agricultural
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### **Listing Details**

Listing Office	Courtesy Of Sherry Devlin Of MaxWell Rockies Realty
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