

\$898,000 - 4772 Burns Avenue, Canal Flats

MLS® #10351101

\$898,000

5 Bedroom, 4.00 Bathroom, 2,390 sqft

Single Family on 1.14 Acres

Canal Flats, Canal Flats, British Columbia

Welcome to 4772 Burns Avenue – a charming acreage with an in-law suite and outstanding subdivision potential, located in the heart of Canal Flats, BC. This well-maintained 1.14-acre property offers a peaceful lifestyle with the added value of confirmed potential to subdivide into four separate lots. The main level features three bedrooms and two bathrooms, while the lower level includes a fully self-contained in-law suite. Thoughtfully designed for comfort and privacy, the suite offers two spacious primary bedrooms with private ensuites, a separate entrance, balcony, in-suite laundry, its own heating system, and a dedicated hot water tank – ideal for extended family, guests, or flexible living. Both the main home and suite feature granite countertops and quality appliances, with brand-new washers and dryers on each level. Several upstairs appliances are still under warranty, and the lower suite includes a full kitchen setup for added convenience. Each living space also benefits from its own newly installed hot water tank, ensuring efficiency throughout. Step outside and enjoy three separate decks – one private to the suite and two for the main home, located at the front and back. The property also offers a double garage, greenhouse, and storage shed. The mature, park-like yard provides plenty of space for a garden, hobby farm, or additional parking. If you're seeking a spacious family home with room to grow or a smart investment with future



development potential, this rare offering is not to be missed. Donâ€™t miss your chance to own this exceptional property where lifestyle meets opportunity! (id:36535)

Built in 1974

Essential Information

Listing #	10351101
Price	\$898,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,390
Acres	1.14
Year Built	1974
Type	Single Family
Sub-Type	Freehold
Style	Split level entry

Community Information

Address	4772 Burns Avenue
Subdivision	Canal Flats
City	Canal Flats
State	British Columbia
Zip Code	V0B1B0

Amenities

Amenities	Park, Recreation, Schools
Features	Private setting, Treed, Balcony, Three Balconies
Parking	See Remarks
View	Mountain view

Interior

Appliances	Range, Refrigerator, Dishwasher, Dryer, Microwave, Washer
Heating	Electric Baseboard heaters, Forced air, See remarks
Has Basement	Yes
Basement Type	Full
# of Stories	2

Exterior

Exterior Features	Landscaped
Roof Material	Asphalt shingle
Roof Style	Unknown

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Courtesy Of Jessica Bertrand Of RE/MAX Invermere
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