

\$715,000 - 5670 Glenmore Drive, Edgewater

MLS® #2479818

\$715,000

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	\$715,000
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
# of Fireplaces	1
Fireplace Fuel	Gas
Fireplace Type	Unknown

Exterior

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

Additional Information

Zoning	Agricultural
--------	--------------

Listing Details

Listing Office	Courtesy Of Sherry Devlin Of MaxWell Rockies Realty
----------------	---

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association.