

9603 Kalamalka Road, Coldstream BC



### **RARE 0.42 COLDSTREAM LOT**

Rare 0.42 Coldstream property mere minutes walk from Elementary School, convenience store, parks, and walking trails. 10-minute walk to fabulous Kalamalka Beach and waterfront restaurant! Level, fenced lot with easy access from Kalamalka Road and Aberdeen Road. Zoned R2, Municipal water, and sewer. Mature trees. Original house offers 3 bedrooms, 1 full bathroom, and outbuildings. The home features a newer furnace, plumbing, and electrical, the windows are two plain. All that this home needs now is a creative finish to make it yours!





## Specifications

MLS® # 10244598	Neighborhood Coldstream
Year Built 1953	Zoning R2
Lot Size 0.42 acres	Lot Frontage 185.6
Lot Depth 100	Home Size
Total Square Footage 1120 sq. ft.	Main Level 1120 sq. ft.
Bedrooms 3	Bathrooms 1
Taxes \$1,766 / 2021	
Services Services Available, Sewer, Municipal Water	
School District SD/22	

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