

8605 Aberdeen Road, Coldstream, BC



### 0.27 ACRES IN THE HEART OF COLDSTREAM

AN OPPORTUNITY! Excellent location in Coldstream – walk or bike to Riding Academy, Schools, new Day Care Center, skate park, parks, and glorious Kalamalka Lake Beach! Level .27 acre lot with privacy hedges. Room for parking, gardening, children's play and a future shop! Septic pumped and in good condition. Sewer will come in the future! Seller has quote to upgrade electrical system. Bring your ideas and carpentry skills and bring new life to this level entry, 3 bedroom home. Partial basement. Gas heat and hot water. Gas fireplace. Sewer development has been approved to bring sewer line from Kal road to Hwy and down Aberdeen. Anticipate work to start next year. Home is sold As Is. Quick Possession.







### Specifications

MLS® # 1034892	Neighborhood <a href="#">Coldstream</a>
Year Built 1958	Zoning R2
Lot Size .27 acres	Lot Frontage 77'
Lot Depth 150'	Home Size
	Total Square Footage 1848 sq. ft.
Main Level 1200 sq. ft.	Lower Level 648 sq. ft.
Bedrooms 3	Bathrooms 1
Taxes 2716.03	
Services Hydro, Natural Gas, Telecommunications, Septic, Municipal Water	
School District SD22	



## Features

### THE LOCATION

In the heart of the District of Coldstream! A mix of small acreages and single-family homes in a quiet, rural setting! Walk or bike to Coldstream elementary and Kalamalka Secondary schools, skate park, parks, and beautiful Kalamalka Lake beach. Check out the Coldstream Riding Club just across the road! The Municipal office, store, gas bar and new Community Hall and Day Care Center are just a few blocks away!

### THE PROPERTY

- A generous front yard surrounded by mature privacy hedge and
- A level driveway through to the back of the property allows for extra parking for your RV or other toys!
- Storage shed and garden beds.

### THE HOME

- This single-family home located in the highly desirable Coldstream neighborhood is brimming with potential and ready to be transformed into your dream home!
- Near level entry and a partial basement
- The covered deck off the main level connects to the backyard.
- Exterior – plywood siding, horizontal wood siding and painted stucco
- Asphalt/Fiberglass laminate shingles and 2-ply torch down membrane.
- Forced air natural gas heat.

### MAIN LEVEL

- Eat-in Kitchen.
- Laundry.
- Dining room.
- Living room features a natural gas fireplace and large picture window.
- Primary Bedroom.
- Two additional Bedrooms

### LOWER LEVEL

- Exterior door with stairs leading to the back yard.
- Storage rooms.
- Cool room.
- Furnace and hot water tank.





