

9405 Giles Drive, Coldstream, BC



Coldstream Home

Charming bungalow located in the heart of this sought-after Coldstream neighborhood. Situated on a spacious .27-acre level lot, with mature trees, this home offers a peaceful and private setting, perfect for family living. Built in 1968 by the current owners, it enters the market for the very first time. Its solid construction and timeless design present a blank canvas, ready for your creativity. Whether you're looking to modernize the interior or simply refresh the existing features, this home offers endless potential. The 3 main floor bedrooms plus an additional bedroom in the full basement, provide ample space for a growing family. Enjoy the convenience of 2 full bathrooms, ensuring comfort for everyone in the household. The full basement provides space for a rec room, workshop and loads of storage. A level, fenced lot offers plenty of outdoor space for gardening, play and relaxation. The property includes an attached single garage and a large storage shed, perfect for storing your toys, tools and outdoor equipment. Coldstream is a well established neighborhood known for its friendly community atmosphere, excellent schools, and proximity to world class outdoor attractions like, Kalamalka Lake and Provincial Park. This property represents a rare opportunity to establish roots in this beautiful community, at an affordable price.





Specifications

MLS® #
10316712

Year Built
1968

Lot Size
0.27 acres

Lot Depth
150'

Main Level
1132 sq. ft.

Bedrooms
4

Taxes
\$3,150.85 - 2024

Services
Hydro, Natural Gas, Telecommunications, Septic, Municipal Water

School District
SD22

Neighborhood
[Coldstream](#)

Zoning
R2

Lot Frontage
75'

Home Size

Total Square Footage
2207 sq. ft.

Lower Level
1075 sq. ft.

Bathrooms
2



