

\$498,000 - 8609 Aberdeen Road, Coldstream

MLS® #10365309

\$498,000

3 Bedroom, 2.00 Bathroom, 2,155 sqft

Single Family on 0.27 Acres

Mun of Coldstream, Coldstream, British Columbia

Rare Coldstream Opportunity! Discover the potential in this solid 3-bedroom bungalow, perfectly situated on a near level 0.27-acre lot in one of Coldstream's most sought after neighbourhoods. Built in 1901, this well-loved home has provided generations with a wonderful place to grow and hasn't been offered for sale since 1977. Now ready for its next chapter, the home offers endless possibilities; whether you choose to add your personal updates and make it your own family home, or hold as an excellent rental investment. With the arrival of sanitary sewer service expected in 2026, the current R2 zoning may be upgraded to R1, opening the door to exciting redevelopment options such as duplex, triplex, or fourplex housing. Enjoy the unbeatable location, just a short walk to Coldstream Elementary school, and an easy bike ride to Kalamalka Beach and Kalamalka Lake Provincial Park. A solid home, a prime lot, an affordable price and a future full of opportunity, don't miss your chance to be part of Coldstream's story. (id:6289)

Built in 1901

Essential Information

Listing # 10365309

Price \$498,000

Bedrooms 3



Bathrooms	2.00
Half Baths	1
Square Footage	2,155
Acres	0.27
Year Built	1901
Type	Single Family
Sub-Type	Freehold
Style	Ranch

Community Information

Address	8609 Aberdeen Road
Subdivision	Mun of Coldstream
City	Coldstream
Province	British Columbia
Postal Code	V1B2L8

Amenities

Parking Spaces	3
Parking	RV

Interior

Appliances	Range, Refrigerator, Dryer, Microwave, Washer
Heating	Baseboard heaters
# of Stories	2

Exterior

Exterior	Wood
Roof	Asphalt shingle

Additional Information

Zoning	Residential
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Listing Details

Listing Office	RE/MAX Priscilla
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