

# \$635,000 - 1012 11 Avenue, Invermere

MLS® #10353188

**\$635,000**

4 Bedroom, 2.00 Bathroom, 1,818 sqft  
Single Family on 0.35 Acres

Invermere, Invermere, British Columbia

**\*\*ATTENTION CHARACTER HOME BUYERS  
- EXPANSIVE GARDEN DREAMERS -  
DEVELOPERS AND FAMILIES - LARGE &  
RARE 0.359 ACRE R2 ZONED PARCEL\*\***

This beautiful 4 bedroom, 2 bathroom home is brimming with local character and history and offers a living experience so difficult to find in 2025. The large front and rear yard is an expansive stomping ground and there is plenty of room for garden space OR future development plans. The parcel is zoned R2 and the town of Invermere has indicated that: "" allows for the development of semi-detached dwellings, two-unit dwellings, and single-unit dwellings. This zoning is intended to support serviced residential areas with a density that is considered medium. "".

Located walking distance to the hospital, Schools, downtown Invermere and Lake Windermere, this property is a prime piece of real estate with promising future value. Currently lived in and cared for full time (and for decades prior) by a local Invermere family. Solidify this opportunity for you and your family today and benefit for years to follow! Municipal water & Sewer. (id:36535)

Built in 1940

## Essential Information

Listing #	10353188
Price	\$635,000



Bedrooms	4
Bathrooms	2.00
Half Baths	1
Square Footage	1,818
Acres	0.35
Year Built	1940
Type	Single Family
Sub-Type	Freehold

### **Community Information**

Address	1012 11 Avenue
Subdivision	Invermere
City	Invermere
State	British Columbia
Zip Code	V0A1K4

### **Amenities**

View	Mountain view
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### **Interior**

Heating	Electric Forced air
Has Basement	Yes
Basement Type	Partial
# of Stories	3

### **Additional Information**

Zoning	Unknown
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### **Listing Details**

Listing Office	Courtesy Of Sean Roggeman Of Royal LePage Rockies West
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