# \$715,000 - 5670 Glenmore Drive, Edgewater

MLS® #2479818

### \$715,000

3 Bedroom, 1.00 Bathroom, 1,144 sqft Single Family on 9.13 Acres

Edgewater North, Edgewater, British Columbia

Private 9+ Acres - Single Family Home in Edgewater, B.C. with amazing views of the valley. Zoned SH-3 the property would make a great horse property or small hobby farm as the hay barn currently being used as RV storage and horse corals could easily be converted back to earlier days. SH-3 allows for Horticulture, Agriculture and a Home-Based Business. There are so many amazing spots for the garden of your dreams for those who have a green thumb. Most of the property is irrigated and has been cleaned of debris and ground fuel for fire protection. The cozy, clean, bright 3 bedroom + 1 bathroom home has new windows letting in tons of light creating a warm, homey feeling and is fitted with a high-quality, long lasting metal roof. With both new windows and doors and being insulated beyond building code requirements, utility costs are very low. A new well pump was recently installed. The wrap-around deck comes complete with gazebo, pergola and sunshades creating a comfortable, peaceful setting to enjoy the abundance of wildlife and birds passing through this secluded, quiet wildlife corridor year-round. There is an above ground pool with a surrounding deck and solar heater keeping it at enjoyable temperatures. The detached shop is a great place for additional parking, storage and is set up with a great workshop with tons of space for those everyday home projects. Walking distance to the K-7 Edgewater Elementary School. There are not too many of these types of properties







left. Let this beautifully treed, private oasis be your base for the all-season adventures that Columbia Valley has to offer. (id:36535)

#### Built in 1972

### **Essential Information**

Listing # 2479818 Price \$715,000

Bedrooms 3
Bathrooms 1.00
Square Footage 1,144
Acres 9.13
Year Built 1972

Type Single Family

Sub-Type Freehold

# **Community Information**

Address 5670 Glenmore Drive

Subdivision Edgewater North

City Edgewater

State British Columbia

Zip Code V0A1E0

#### **Amenities**

Amenities Golf Nearby, Schools, Ski area

Features Private setting
Parking See Remarks
View Valley view

Has Pool Yes

Pool Above ground pool, Outdoor pool

#### Interior

Appliances Refrigerator, Dishwasher, Dryer, Range - Gas, Washer

Heating Forced air

Fireplace Yes
# of Fireplaces 1
Fireplace Fuel Gas

Fireplace Type Unknown

## **Exterior**

Exterior Features Rolling, Wooded area

Roof Material Metal

Roof Style Unknown

# **Additional Information**

Zoning Agricultural

# **Listing Details**

Listing Office Courtesy Of Sherry Devlin Of MaxWell Rockies Realty

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