

# \$258,900 - 4867 Burns Avenue, Canal Flats

MLS® #10361456

**\$258,900**

2 Bedroom, 3.00 Bathroom, 1,439 sqft

Single Family on 1.00 Acres

Jade Landing, Canal Flats, British Columbia

Welcome to 4867 Burns Avenue, a well-maintained town home located in the peaceful village of Canal Flats, British Columbia. This two-bedroom, two-and-a-half-bathroom home offers 1,440 square feet of comfortable living space, ideal for full-time residents or weekend adventurers. Built in 2006, the property features an open-concept layout with spacious living and dining areas, perfect for relaxing or entertaining. The kitchen is functional and bright, with plenty of cabinet space and natural light. Upstairs, the primary bedroom is generously sized with a walk through closet leading to a spacious en suite bathroom. An additional half-bath on the main floor adds extra convenience for guests. This property is just a short walk from Columbia Lake, Kootenay river, boat launch, and local parks, making it a great spot for outdoor enthusiasts and families alike. Canal Flats offers a quiet lifestyle surrounded by nature, with easy access to hiking trails, lakes, and mountain views. Whether you're looking for a cozy home base or a recreational retreat, this property combines comfort, convenience, and charm in one affordable package. (id:36535)

Built in 2006

## Essential Information

Listing # 10361456

Price \$258,900



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 1,439         |
| Acres          | 1.00          |
| Year Built     | 2006          |
| Type           | Single Family |
| Sub-Type       | Strata        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4867 Burns Avenue |
| Subdivision | Jade Landing      |
| City        | Canal Flats       |
| State       | British Columbia  |
| Zip Code    | V0B1B0            |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Park, Recreation, Schools, Shopping |
| Features  | Balcony                             |
| Parking   | Stall                               |
| View      | Mountain view                       |

### Interior

|                 |                                                                     |
|-----------------|---------------------------------------------------------------------|
| Appliances      | Refrigerator, Dishwasher, Dryer, Oven - Electric, Microwave, Washer |
| Heating         | Forced air                                                          |
| Has Basement    | Yes                                                                 |
| Basement Type   | Remodeled Basement                                                  |
| Fireplace       | Yes                                                                 |
| # of Fireplaces | 2                                                                   |
| Fireplace Fuel  | Electric                                                            |
| Fireplace Type  | Unknown                                                             |
| # of Stories    | 2                                                                   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior          | Vinyl siding    |
| Exterior Features | Landscaped      |
| Roof Material     | Asphalt shingle |
| Roof Style        | Unknown         |

### Additional Information

Zoning Unknown

## **Listing Details**

Listing Office Courtesy Of Rachel Sweeney and Peter Fry Of Royal LePage Rockies West

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