

# \$730,000 - 5670 Glenmore Drive, Edgewater

MLS® #2479818

**\$730,000**

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          | \$730,000     |
| 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 |
|----------------|-----------------------------------------------------|

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association.