



# HOME SALES & RENTALS

*Our Town. Your Town. Mountain Town.*

[MountainTownProperties.ca](http://MountainTownProperties.ca)

Box 2277, 2020 Washington Street,  
Rossland BC V0G 1Y0



## 31A Wolf Crescent

**\$524,900**

### UPDATED HALF DUPLEX

Gorgeous updated half duplex with huge private side yard!

Featuring two separate living spaces. This layout gives lots of options, whether someone wants a revenue suite and their own space, or in the case of multigenerational family the ability to live together but with space.

Located close to Tim Hortons and the main entrance to Invermere, near services but tucked away in a low traffic area, and with space for gardening and enjoying your own private yard, lots of outdoor living space!

Numerous updates from pebble coating on the upper deck, under cabinet lighting, custom window coverings, two hot water tanks, and four energized parking spaces.

Long term land lease with the Shuswap First Nation is prepaid until the year 2096.

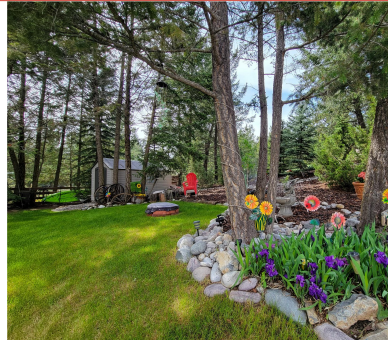
### FEATURES

Ground Level - 971 Sq. Ft.    Upper Level - 978 Sq. Ft.

2 Bedroom - 1 Custom Bath with soaker tub & shower    2 Bedrooms - 2 Bathrooms

Updated Kitchen    Large Sundeck & Views of the Rocky Mountains

In Suite Laundry    In Suite Laundry



### GERRY TAFT PREC\*

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