



HOME SALES & RENTALS

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



1506 Kootenay Avenue

\$479,000

ROSSLAND CHARMER

A Move-in Ready Rossland Charmer! Pride of ownership is evident in this lovely home on a double corner lot. The fenced backyard provides a safe space for children and furry friends to play, along with a space for entertaining/dining and a garden area. Inside the home is a large combined kitchen/dining room with new appliances in 2022. The living room feels like a light and bright chalet with new flooring, a decorative stone fireplace and door leading out the the newly constructed, great-sized front deck. 2 main floor bedrooms with the potential to use the finished basement space for a large bedroom (currently being utilized as a guest room). Newly refreshed 4 piece bath with new ceilings, flooring, vanity, and tub surround. Off the bath is a relaxing, fully-functional sauna! Other updates in the last 3 years include: electrical, roof, most flooring, lighting fixtures, fencing, and landscaping. All just minutes to world-class skiing, biking, and Rossland's historic downtown. Call your Realtor® to view today!



- 2 bedrooms with potential for a 3rd in basement
- 1 renovated bathroom
- Electric sauna
- Spacious mudroom
- New roof, electrical, most flooring, light fixtures, fence, landscaping, deck
- Large eat-in kitchen
- Decorative stone fireplace



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