

# \$494,900 - 2208 13th Avenue, Invermere

MLS® #10333780

**\$494,900**

3 Bedroom, 3.00 Bathroom, 1,465 sqft

Single Family on 0.06 Acres

Invermere, Invermere, British Columbia

Welcome to 2208 13th Ave, a lovely 3-bedroom, 2.5-bathroom home nestled in the desirable Westside Park neighborhood. This spacious property offers a bright, east-facing large sunny deck—perfect for morning coffee or outdoor entertaining. Step inside to discover an open, inviting layout with plenty of natural light and modern features. One of the home's most enviable features is the view of the majestic Rocky Mountains from your front porch and primary bedroom. There are no neighbours to the south so you can enjoy unobstructed views from a truly breathtaking setting. With convenient access to schools, biking, hiking, and endless recreational opportunities, this home is perfect for those who enjoy an active lifestyle. The unfinished basement with separate entrance is a great bonus, with the potential to add a suite, already plumbed for an additional bathroom. Whether you're looking to expand your living space or create a rental unit, this basement offers a world of possibilities. Don't miss out on this incredible opportunity to own in a prime location—schedule a tour today! (id:36535)

Built in 2004

## Essential Information

Listing # 10333780

Price \$494,900



Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,465
Acres	0.06
Year Built	2004
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	2208 13th Avenue
Subdivision	Invermere
City	Invermere
State	British Columbia
Zip Code	V0A1K4

### Amenities

Utilities	Cable
Features	Central island, Balcony
Parking Spaces	2
Parking	Rear, See Remarks
View	Mountain view

### Interior

Appliances	Refrigerator, Dishwasher, Dryer, Oven - Electric, Water Heater - Electric, Microwave, Washer
Heating	Electric Forced air
Has Basement	Yes
Basement Type	Full
Fireplace	Yes
Fireplace Fuel	Propane
Fireplace Type	Unknown
# of Stories	2

### Exterior

Exterior	Vinyl siding
Roof Material	Asphalt shingle
Roof Style	Unknown

### Additional Information

Zoning                      Unknown

### **Listing Details**

Listing Office              Courtesy Of Bryan Gibb Of Fair Realty

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