

**9705 Buchanan Road**  
Coldstream, BC V1B 2X1

**CENTURY 21**  
Assurance Realty Ltd.

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**MLS# 10321720**



**\$699,000**

\*Easy to view - schedule today\* Quick Possession. Introducing an exceptional opportunity in Coldstream: an expansive .58-acre corner lot featuring a beautifully updated home for 699k. Connected to municipal water and natural gas. This rare gem is in a prime location and at a price point that's hard to match for such sought-after land. Step inside the bright, modern and recently renovated 2-bedroom residence. The living room opens seamlessly onto a vast deck overlooking your own private sanctuary with hot tub. Lush, mature trees envelop the backyard, ensuring total privacy and tranquility. But it's not just about the home; it's about the possibilities. Bordering Nickle Road, this property offers easy access for RV parking and a plethora of outdoor activities. And with the potential to construct a shop or re-build the home, the options are limitless. Affordability is key for this Coldstream offering. Enjoy the benefits of low property taxes and minimal monthly costs, complemented by a gas fireplace that efficiently heats the entire home year-round. With its generous lot size, unbeatable location and updated house, this property represents great value. Make this Coldstream haven your own. Contact the Listing or your Agent to schedule a viewing today or for more information. \*Click the link for 360 Virtual Tour\*.



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