

# \$943,000 - 2640 10th Avenue, Castlegar

MLS® #10356960

## \$943,000

4 Bedroom, 3.00 Bathroom, 3,153 sqft

Single Family on 1.64 Acres

South Castlegar, Castlegar, British Columbia

Discover the ideal blend of luxury, efficiency, and location in this stunning custom-designed and quality constructed 4 bed, 3 bath home on the coveted Kinnaird Bench in South Castlegar. Nestled on 1.6 acres amongst mature trees and established homes, this property offers the serenity of country living with urban convenience just steps from schools, parks, public transit and more. The home boasts a prestigious Step 5 Energy Efficiency Rating, thanks to strategic construction considerations including foundation to roof ICF structure, triple-pane windows, high quality insulation, a cutting-edge air-to-water heat pump system and an ultra-efficient air exchange system for year-round comfort. Inside, enjoy a breathtaking open-concept layout with over-height ceilings, sun-drenched living spaces, a gourmet kitchen with beautiful island/eating bar, custom cabinetry and a peaceful conversation nook with coffee bar. Generous room sizes, luxury vinyl plank flooring, engineered stone counter-tops and designer finishes offer style and comfort while walk-out access to a private covered patio extends living space to the outdoors. An attached 36'x32' garage/shop with 13' ceilings provides exceptional parking, storage and hobby space while the landscaped yard includes RV parking, automated irrigation, level recreation space and a unique upper plateau offering panoramic views and trail access to outdoor recreation. A rare offering in



one of Castlegar’s most sought-after neighborhoods. (id:6289)

Built in 2022

Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 10356960      |
| Price          | \$943,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Half Baths     | 2             |
| Square Footage | 3,153         |
| Acres          | 1.64          |
| Year Built     | 2022          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

Community Information

|             |                  |
|-------------|------------------|
| Address     | 2640 10th Avenue |
| Subdivision | South Castlegar  |
| City        | Castlegar        |
| Province    | British Columbia |
| Postal Code | V1N2T9           |

Amenities

|                |   |
|----------------|---|
| Amenities      | Public Transit, Park, Recreation, Schools |
| Features       | Private setting                           |
| Parking Spaces | 3   |
| Parking        | Attached Garage                           |
| # of Garages   | 3   |
| View           | Mountain view                             |

Interior

|              |                                |
|--------------|--------------------------------|
| Heating      | Electric Forced air, Heat Pump |
| Cooling      | Heat Pump                      |
| # of Stories | 2                              |

Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Landscaped, Wooded area, Underground sprinkler |
|-------------------|--|

|            |                          |
|------------|--------------------------|
| Roof       | Asphalt shingle          |
| Foundation | Insulated Concrete Forms |

### **Additional Information**

|        |             |
|--------|-------------|
| Zoning | Residential |
|--------|-------------|

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|



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