

# \$535,000 - 100 Birch Avenue, Fruitvale

MLS® #10359470

**\$535,000**

4 Bedroom, 2.00 Bathroom, 2,052 sqft

Single Family on 0.14 Acres

Village of Fruitvale, Fruitvale, British Columbia

Modern and bright family home within easy walking distance to parks, downtown, and Fruitvale Elementary! 100 Birch Avenue is perfect for someone needing quick possession and is looking for a move-in ready, low maintenance home. Featuring an ideal family floor plan of three bedrooms up, plus a spare bedroom down, this home has an updated kitchen with stone countertops and an open living space with sunken living room and big windows to light the space. The basement has an exceptionally sized family room that stays nice and cool in the summertime, modern bathroom, hidden laundry closet, fourth bedroom, and storage/utility space - wine not included!!! The backyard is flat and fully fenced with garden beds and firepit area, to go along with underground sprinklers and storage sheds for your tools and toys. Flooring on the main floor has recently been replaced, along with the front stairs of the deck. Hot water tank, furnace, and a/c unit have all been updated in recent years. Contact your agent today and get in to see this home before it's gone! (id:6289)

Built in 1980

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | 10359470  |
| Price     | \$535,000 |
| Bedrooms  | 4         |



|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Square Footage | 2,052         |
| Acres          | 0.14          |
| Year Built     | 1980          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Ranch         |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 100 Birch Avenue     |
| Subdivision | Village of Fruitvale |
| City        | Fruitvale            |
| Province    | British Columbia     |
| Postal Code | V0G1L0               |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

### Interior

|              |                          |
|--------------|--------------------------|
| Heating      | Forced air, See remarks  |
| Cooling      | Central air conditioning |
| # of Stories | 2                        |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Underground sprinkler |
| Roof              | Asphalt shingle       |

### Additional Information

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX All Pro Realty |
|----------------|-----------------------|



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