

\$749,900 - 2176 Blackwell Avenue, Merritt

MLS® #10361284

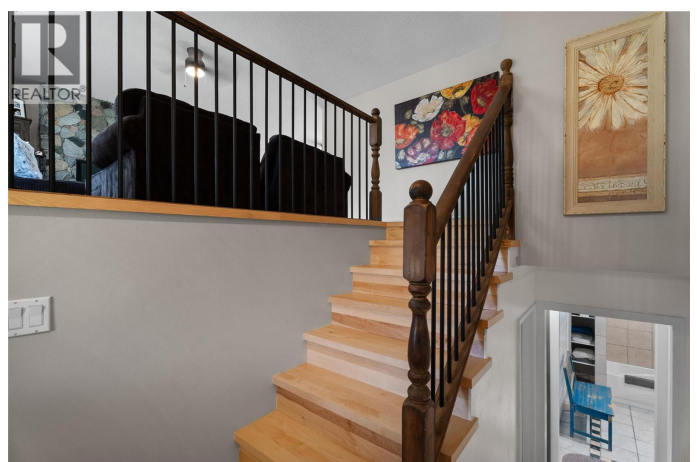
\$749,900

4 Bedroom, 3.00 Bathroom, 2,698 sqft

Single Family on 0.50 Acres

Merritt, Merritt, British Columbia

Rare 0.5-acre find in city limits with SUBDIVISION POTENTIAL! This substantially renovated family home sits on a landscaped lot in a desirable neighborhood, just minutes to downtown, parks, trails, golf course, and shops. Renovated in 2024-2025, the main floor features a dream Mill Creek kitchen with quartz counters, soft-close cabinetry, pot & motion sensor lighting, cozy breakfast nook, and high-end appliances incl. Thor 36" 6-burner gas range with convection oven and Frigidaire Gallery refrigerator & dishwasher. Bright living room fits a lg sectional, French doors off dining lead to a 20x28 deck with views of the Nicola River green space. Three bedrooms on main, 3-pc bath with built-ins, and primary with 4-pc ensuite. Finished basement offers a large family room with fireplace*, summer kitchen, guest suite w/ electric fireplace and walk thru closet with built-ins, 4-pc bath, hobby room, mudroom, and storage. Updates include 3/4" white birch hardwood, vinyl plank/tile flooring, vinyl windows and new HWT (2024). Roof (2015), Trane furnace (approx. 26 yrs), 4" eavestroughs, single garage with opener, 8x12 shed, 13x14 concrete picnic patio with firepit, and fenced lot with back lane access. Park-like yard just steps to the river for summer floats. Move-in ready! *Fireplace previously had wood insert and chimney should be inspected before use. *Buyer to confirm subdivision potential with City of Merritt. *All measurements approximate. Verify if deemed important.



(id:6289)

Built in 1974

Essential Information

Listing #	10361284
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Square Footage	2,698
Acres	0.50
Year Built	1974
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2176 Blackwell Avenue
Subdivision	Merritt
City	Merritt
Province	British Columbia
Postal Code	V1K1J8

Amenities

Amenities	Golf Nearby, Public Transit, Park, Recreation, Schools, Shopping
Utilities	Electricity, Natural Gas, Telephone, Sewer, Water
Features	Level lot, Private setting
Parking Spaces	5
Parking	Attached Garage
# of Garages	1
View	View (panoramic)

Interior

Appliances	Refrigerator, Dishwasher, Range - Gas, Microwave, Hood Fan, Washer & Dryer
Heating	Forced air, See remarks
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric,Wood
# of Stories	2

Exterior

Exterior	Cedar Siding
Exterior Features	Landscaped, Level
Roof	Asphalt shingle

Additional Information

Zoning	Residential
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Listing Details

Listing Office	eXp Realty (Kamloops)
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