

# \$699,000 - 6823 Columbia Ridge Drive, Fairmont Hot Springs

MLS® #2479841

**\$699,000**

3 Bedroom, 3.00 Bathroom, 2,356 sqft  
Single Family on 0.46 Acres

Fairmont/Columbia Lake, Fairmont Hot Springs, British Columbia

## **\*\*CHARACTER COTTAGE AT THE LAKE\*\***

This gorgeous home is located on a large .46 Acre corner lot in the sought after community of Columbia Ridge Estates. Nestled alongside Columbia Lake, Columbia Ridge Country Estates offers private lake access and is located a short drive from Fairmont Hot Springs and the Invermere core. Both levels of this home are beaming with natural light. Featuring: tile and soft carpet flooring throughout, wood burning stove to create a toasty warm living space on cool winter days (or to cook over), upgrades include: newer window coverings, asphalt driveway, dish washer, fridge, washer/dryer, hot water tank, sump pump, decking, and included shed. Chimney cleaned and septic emptied in 2024. Wrap around decking allows for plenty of options when it comes to outdoor entertaining and the front and rear yard are very spacious. The lower level is unfinished and can be completed to add living space or kept as storage space. Make this your mountain retreat today and start making memories at the lake for many years to come! (id:36535)

Built in 1999

## **Essential Information**

Listing #                    2479841



Price	\$699,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,356
Acres	0.46
Year Built	1999
Type	Single Family
Sub-Type	Freehold

### **Community Information**

Address	6823 Columbia Ridge Drive
Subdivision	Fairmont/Columbia Lake
City	Fairmont Hot Springs
State	British Columbia
Zip Code	V0B1L2

### **Interior**

Heating	Wood Forced air, Stove
Has Basement	Yes
Basement Type	Full
Fireplace	Yes
Fireplace Fuel	Wood
Fireplace Type	Conventional

### **Exterior**

Exterior	Wood siding
Roof Material	Asphalt shingle
Roof Style	Unknown
Foundation	Preserved Wood

### **Additional Information**

Zoning	Unknown
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### **Listing Details**

Listing Office	Courtesy Of Sean Roggeman Of Royal LePage Rockies West
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