

# \$749,999 - 4880 James Street, Fairmont Hot Springs

MLS® #10328674

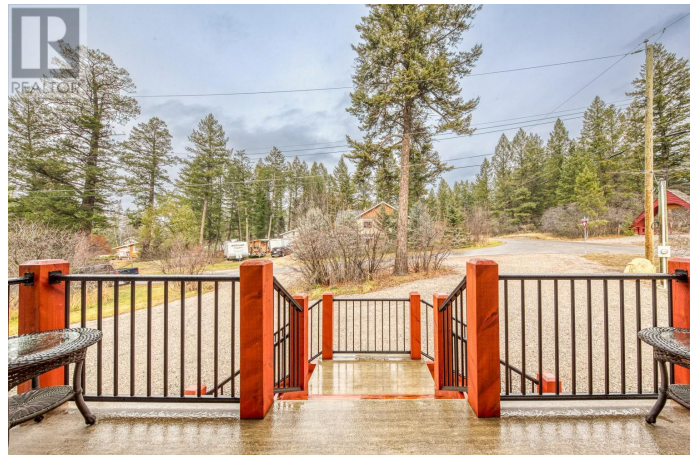
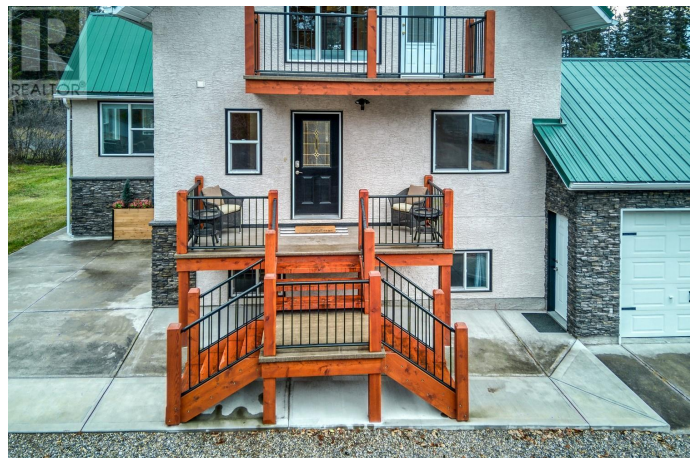
**\$749,999**

4 Bedroom, 3.00 Bathroom, 2,472 sqft

Single Family on 0.34 Acres

Fairmont/Columbia Lake, Fairmont Hot Springs, British Columbia

This beautiful property calls you to Rocky Mountain living in the heart of Fairmont Hot Springs. Meticulously maintained, it sits on a generous corner lot in a peaceful neighborhood. Open plan living on the main floor benefits from an abundance of natural light. A comfortable living area flows seamlessly into an airy dining space, cozy den and fully integrated kitchen. The large deck overlooks the garden, sheltering a fully screened patio underneath - perfect for long summer nights spent playing games, dining alfresco and building memories. A bedroom and full bathroom complete this floor. The second floor features a second full bathroom, and two large bedrooms, both with balconies â€” just the spot for enjoying your morning coffee. The 950 sqft basement benefits from in-floor heating for toasty toes on cold winter mornings. Currently set up with a very generous games room and flexible living/sleeping space, it has the potential to provide an additional bedroom, movie theatre and/or large family room. This floor also has a fourth bedroom, a combination half-bath/laundry room, and walk-out access to the patio. This lovely home offers the best of mountain living. Within walking distance of the river, it is also close to all that Fairmont has to offer - hiking and biking trails, Columbia Lake and the provincial park, pickle ball, zipline, ski hill and resort, toboggan hill, golf courses, restaurants and shops. Don't wait - call your



agent and book a Showing today! (id:36535)

Built in 2001

**Essential Information**

Listing #	10328674
Price	\$749,999
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,472
Acres	0.34
Year Built	2001
Type	Single Family
Sub-Type	Freehold
Style	Other

**Community Information**

Address	4880 James Street
Subdivision	Fairmont/Columbia Lake
City	Fairmont Hot Springs
State	British Columbia
Zip Code	V0A1L1

**Amenities**

Amenities	Golf Nearby, Recreation, Schools, Shopping, Ski area
Utilities	Electricity
Features	Level lot, Treed, Corner Site, Three Balconies
Parking Spaces	6
Parking	Attached Garage
# of Garages	2
View	Mountain view

**Interior**

Appliances	Refrigerator, Dishwasher, Dryer, Cooktop - Electric, Oven - Electric, Microwave, Washer
Heating	Electric, Wood Baseboard heaters, Heat Pump, Stove
Cooling	Heat Pump, Wall unit
Fireplace	Yes

Fireplace Type	Free Standing Metal
# of Stories	3

### **Exterior**

Exterior	Stucco, Other
Exterior Features	Level
Roof Material	Metal
Roof Style	Unknown

### **Additional Information**

Zoning	Residential
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### **Listing Details**

Listing Office	Courtesy Of Bev Atkinson Of Royal LePage Rockies West
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