

# \$479,000 - 212 Nelson Avenue

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## Listing ID: 2421622

**\$479,000**

3 Bedrooms, 3 Bathrooms, 0.17 acres

Single Family

212 Nelson Avenue , Nelson, British  
Columbia, V1L2M6

Private home with 1 bedroom and bathroom suite above located in lower Fairview. 2 bedrooms, den & 2 bathrooms on the main floor. Bright good sized kitchen with a good sized dining area, extra large bright living room, great sized master bedroom with extra closets & ensuite. Enjoy the sunken hot tub located on the deck off the living room which offers much privacy. 1 bedroom & 1 bathroom suite upstairs offering a large living area with an open floor plan and gorgeous lake views. This hidden gem offers separate meters, a new roof, new interior and exterior paint, new flooring, new tile, new faucets, some new light fixtures & new landscaping plus they both have their own laundry. There is lots of storage space in the tidy well kept basement. Close to schools, bus routes, amenities and lakeside park. Only a few minute to the downtown core. Plenty of parking in your backyard off of Chatham Street. Quick Possession is available for both floors.

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