



\$668,000



3-392 4TH AVE

PREMIERE DOWNTOWN LOCALE

2  **3** 

1783 SQ FT

This loft-style condo with serious urban-vibes is all about LIFESTYLE. With an unbeatable downtown location, you're steps away from restaurants, retail shops, ski-shuttle is 1 block away, & Elk River and Fernie's trail network at your doorstep. 1 of only 4 condos in the historic Old Masonic Lodge, built in 1909 & cleverly renovated in 2012 to capture the iconic views of local mountains while preserving the character and history of the building. The main floor offers soaring ceilings, expansive windows bringing in lots of light, north facing deck and a generous open plan living space with a well-appointed kitchen complete with stainless steel appliances, granite counters and gas range. At the rear of the home you'll discover the master-suite with spa-like ensuite plus a second bedroom and 4-piece bathroom. On the lower level you will find a large, private entrance accessed from the building's exclusive parking: a personal off-street space + 22ft x 11ft single garage. A full bathroom, laundry plus a huge family room including custom wet-bar are located on this level which could be altered to suit your needs: a third bedroom + office (as in the original plans - available), a media room or perhaps an in-law suite. Boiler fed radiant hot water throughout offers efficient, cost-effective heating and limitless hot water. I was pleasantly surprised to find although located on a busier street, due to thoughtful design there is no noise from passing traffic, nor from your neighbors.



**MOVE IN ❤️
AND SIMPLY ENJOY**

- OWN A PIECE OF FERNIE'S HISTORY
- COMPLETED IN 2014 - ONE OWNER ONLY!
- EXCELLENT CURB APPEAL
- MODERN URBAN LIVING
- UNBEATABLE DOWNTOWN LOCATION
- ALL FERNIE'S AMENITIES, TRAILS, PARKS AND RIVER AT YOUR DOORSTEP
- LOW MAINTENANCE OWNERSHIP
- IN-FLOOR HOT WATER HEAT THROUGHOUT
- PLUMBED FOR LAUNDRY ON MAIN LEVEL SHOULD OWNER WISH TO ADD
- SINGLE GARAGE + 1 X OFF STREET PARKING SPOT

*Would you like to learn more about this unique opportunity?
Give me a call or reach out to your local Realtor® today!*

JACQUELINE FIELDHOUSE
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RE/MAX
ELK VALLEY REALTY

