



# 11406 VICTORIA Road Summerland British Columbia

\$599,000

Charming Home with Development Potential in the Heart of Summerland! Set on a flat and usable .24-acre lot with rare dual road frontage and stunning Giants Head Mountain views, this centrally located property offers incredible value for first-time buyers, investors, or those looking to build a carriage home. Walking distance to schools, shops, and downtown, it combines everyday convenience with long-term opportunity. The home is full of warmth and character, featuring a bright, updated kitchen, dedicated dining area, main floor bedroom and bathroom, and a cozy living space bathed in natural light. A functional mudroom with laundry adds to the practicality. Upstairs, two additional bedrooms provide flexible living—ideal for kids, guests, or a home office. New A/C wall units ensure year-round comfort. Outside, the spacious yard is perfect for play, gardening, or future plans. A carport, RV parking, and large storage shed complete the package. Whether you're dreaming of your first home or eyeing development potential like a carriage house or future build, this property is a smart investment in a growing community. Don't miss your chance to own a piece of Summerland's charm with room to grow. Book your private showing today! (id:6769)

Bedroom 31'4" x 15'7"

Bedroom 13'4" x 11'3"

Mud room 15'6" x 7'8"

Primary Bedroom 11'7" x 10'9"

Living room 13'2" x 18'10"

Kitchen 13'3" x 11'9"

Dining room 11'6" x 10'9"

4pc Bathroom Measurements not available

Listing Presented By:



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Parker Real Estate

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