



## 705 Balsam Avenue 117 Penticton British Columbia

\$774,900

This stunning 2,936 sq ft corner end unit is one of the largest and best-positioned homes in the complex. Enjoy breathtaking lake views and unforgettable sunsets from the covered deck and patio--so impressive they've been featured by Global News. Views are permanently protected, as strata ownership extends to the adjacent school grounds. Ideal for family living, this home offers three spacious bedrooms plus a den. The main floor features a bright open-concept layout with seamless flow between the living, dining, and kitchen areas--perfect for entertaining. Also on this level are the primary bedroom with ensuite and a convenient laundry room. The fully finished basement includes a large recreation room, an additional oversized bedroom, and a full bathroom, ideal for guests or extended family. Walk out to expansive greenspace, providing excellent outdoor living and privacy. Recent Updates: Dec 2025 - New custom quartz countertops, stainless steel sink & faucet, subway tile backsplash; custom closet organizers in primary and upstairs bedroom. Oct 2025 - Complete furnace, vent & duct cleaning (Modern PURAIR). Nov 2025 - Furnace serviced (Fehling's). Nov 2024 - Hot water tank replaced. Oct 2023 - Garage door openers (x2) replaced. A rare opportunity combining space, views, and peace of mind. (id:6769)

Bedroom 12'4" x 13'8"

Office 12'4" x 14'1"

4pc Bathroom 8'1" x 5'1"

Utility room 8'3" x 5'1"

Storage 8'8" x 6'7"

Recreation room 12'5" x 19'6"

Family room 12'1" x 19'5"

4pc Ensuite bath 8'9" x 8'8"

Bedroom 11'11" x 16'4"

2pc Bathroom 8'0" x 4'11"

4pc Bathroom 7'10" x 10'0"

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Living room 12'6" x 18'6"

Laundry room 8'3" x 7'2"

Kitchen 12'6" x 15'11"

Foyer 6'8" x 12'5"

Dining room 14'6" x 9'1"

Primary Bedroom 12'2" x 24'7"

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