



1337 Government Street Penticton British Columbia

\$599,000

Introducing 1337 Government Street, a well-maintained 2-bedroom character home with considerable charm, situated on an expansive, flat 0.17-acre lot with convenient alley access. This property offers excellent value as either a starter home or a perfect retreat for empty nesters, with the convenience of single-level living. Ample storage is available in the unfinished basement area. The generous lot size is particularly noteworthy-- currently, only half is utilized for the home's fully fenced garden and outdoor oasis living area with dedicated parking, while the remainder is maintained and offers privacy from the main road. Given the property's multi-family zoning and the City of Penticton's Official Community Plan emphasis on higher-density development, this represents an exceptional development opportunity for multiple units and developers looking for a great project that would offer access and parking off the alley, as well as a convenient location close to amenities and schools. The unique combination of a quality existing home and significant development potential creates both immediate livability and future value appreciation for any buyer. For a better appreciation of the property, click on the virtual tour link. (id:6769)

Primary Bedroom 10'5" x 11'9"

Mud room 6'3" x 9'8"

Living room 13'8" x 15'1"

Kitchen 14'3" x 11'9"

Foyer 9'6" x 7'

Bedroom 10'9" x 10'2"

4pc Bathroom 7'2" x 4'6"

Listing Presented By:



Originally Listed by:
Chamberlain Property Group Inc.

<https://teamgreen.ca/>



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