



## 3400 Wilson Street 141 Penticton British Columbia

\$645,000

Experience exceptional value with this newly priced home--now listed below assessed value--in The Springs, one of Penticton's most desirable 55+ gated communities, just steps from Skaha Lake, parks, shopping, and dining. Offering 1,256 sq. ft. of comfortable living, this home features a bright living room with a bay window and cozy gas fireplace, a well-designed kitchen with ample storage, and a cheerful dining area. The layout includes two spacious bedrooms and two full bathrooms, including a primary suite with sliding doors to a private, fully fenced backyard framed by mature hedging. Enjoy a double-car garage, driveway parking for two, a fully covered patio, crawl space for extra storage, and the peace of mind of having all Poly-B plumbing replaced. Probate has been granted, making this home ready for your next steps, and it's the perfect canvas to update at your own pace. Residents benefit from RV parking for just \$10/month and access to the Friendship Centre Clubhouse with a games room, kitchen, library, social areas, and a BBQ patio overlooking a tranquil water feature. With a low bare land strata fee of only \$95/month and pet-friendly rules (1 dog or 1 cat), this below-assessed-value opportunity offers unbeatable affordability and lifestyle--book your private showing today! (id:6769)

Primary Bedroom 15'4" x 14'5"

Living room 11'11" x 16'3"

Laundry room 8'3" x 11'4"

Kitchen 10'11" x 8'11"

Other 18'3" x 21'6"

Dining room 9'8" x 10'

Dining room 7'7" x 8'11"

Bedroom 10'10" x 12'11"

4pc Bathroom 4'10" x 8'5"

3pc Ensuite bath 8' x 7'1"

Listing Presented By:



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Coldwell Banker Horizon Realty

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