



## 250 Roy Avenue Penticton British Columbia

\$699,000

This one-level rancher is a true gem with a great backyard and located close to Skaha Lake, Cherry Lane Mall, parks, transit and services on a quiet, no-through road. Perfect for first time home buyers, downsizers or even those looking for a Penticton getaway. This two-bedroom, two-bathroom home has been beautifully updated and it's not in a strata, so no fees and bring your pets. The backyard is private and beautifully landscaped, step out onto your south facing patio and enjoy the day with a 6-person hot tub, covered deck, underground irrigation, and two sheds. The house has been updated with hardwood floors, heated tile floors, a beautiful kitchen with an island, stainless steel appliances, under-counter lighting, granite countertops throughout, a vaulted ceiling, high-efficiency appliances and furnace, a gas fireplace, and Hunter Douglas window treatments. Hot water tank in 2024. The roof was redone in 2018 and has light tunnels adding to the natural light in the home. The over height garage's 9 foot opening provides flexibility for larger vehicles. Some photos have been virtually staged. Contingent. (id:6769)

Primary Bedroom 17'5" x 12'8"

Living room 17'10" x 17'7"

Kitchen 10'7" x 11'4"

4pc Ensuite bath 4'11" x 9'1"

Dining room 10'7" x 9'1"

Bedroom 10'8" x 15'1"

4pc Bathroom 4'11" x 11'10"

Listing Presented By:



Originally Listed by:

Engel & Volkers South Okanagan

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Royal

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