



# 266 ALDER Avenue Kaleden British Columbia

\$2,200,000

Set along one of the most exclusive stretches of shoreline in Kaleden, 266 Alder Avenue is a rare offering that combines timeless luxury, architectural elegance, and irreplaceable waterfront living. Showcasing 80 feet of pristine lakeshore and an impressive 100-foot private dock, this fully renovated mid-century modern rancher captures the essence of refined South Okanagan living. Privately tucked behind mature landscaping and lush greenery, this beautifully reimagined one-level home offers 3 bedrooms, 2 bathrooms, and 1,544 sqft of sophisticated living space. Clean architectural lines, curated designer finishes, and expansive lake views create an atmosphere of understated luxury and effortless comfort. The chef-inspired kitchen is beautifully appointed with high-end appliances, sleek cabinetry, and an open-concept design ideal for entertaining, an inviting living room and dining room anchored by a gas fireplace. Designed to embrace seamless indoor-outdoor living, the property invites you to enjoy sun-soaked days on the water, evening entertaining on the shoreline, and breathtaking sunsets from your own private lakeside retreat. What truly sets this property apart is its irreplaceable nature. Opportunities offering substantial usable waterfront, legal lake access, established shoreline infrastructure, exceptional privacy, and a dock of this caliber are becoming increasingly rare -- especially in the South Okanagan. This is far more than just another waterfront home; it is a legacy-type property whose true value lies in what can no longer be recreated. 266 Alder Avenue is an exceptional opportunity for the discerning buyer seeking an iconic Okanagan lifestyle in one of the region's most coveted waterfront settings. (id:6769)

Living room 20'9" x 16'10"

Kitchen 11'0" x 9'8"

Foyer 6'2" x 19'8"

3pc Ensuite bath Measurements not available

Dining room 9'0" x 11'3"

Primary Bedroom 16'4" x 11'7"

Bedroom 13'2" x 10'10"

Bedroom 13'4" x 11'5"

4pc Bathroom Measurements not available

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