

403 Conklin Avenue Penticton British Columbia

$749,000

Visit REALTOR website for additional information. Income in place on a 0.255-acre Penticton lot: a two-bedroom, one-bathroom bungalow with a legal two-bedroom attached carriage house currently rented at $2,000 per month. The main floor offers a living room centred on a stone fireplace with a sliding door to the covered deck, a dining room with a full wall of built-in cabinetry, a kitchen with its own door to the deck, a bedroom and a four-piece bathroom. The lower level adds the second bedroom, a 313 sq ft rec room, utility room and storage. Connected through the laundry area, the carriage house has its own entrance, kitchen, two bedrooms, four-piece bathroom, vaulted ceilings, skylights and a sliding door to the yard. Approximately 2,345 sq ft across both levels. Roof and gutters replaced approximately four years ago; washer, dishwasher, stove and fridge new in 2025; front steps repaired with a new handrail in 2026. The fenced backyard includes a paver patio, raised beds, greenhouse, pond, powered two-room shed and driveway gates wide enough for a truck, with room for a trailer, boat or RV subject to City rules. Zoned R4-L; buyers to confirm permitted uses with the City of Penticton. Main North Penticton location close to Penticton Plaza, Canadian Tire, the library, transit and downtown. (id:6769)

Utility room 9'3" x 13'8"
Storage 6'11" x 6'8"
Recreation room 11'2" x 28'1"
Bedroom 10'11" x 8'6"
Living room 11'1" x 15'11"
Kitchen 11'10" x 6'11"
Primary Bedroom 10'11" x 12'5"
Bedroom 8'11" x 10'4"
4pc Bathroom 9'7" x 5'0"
Laundry room 13'5" x 9'0"
Living room 11'11" x 21'5"
Kitchen 8'5" x 15'11"
Dining room 8'11" x 13'1"
Primary Bedroom 9'1" x 14'3"
4pc Bathroom 4'1" x 7'11"

Listing Presented By:

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