



# 4465 Mallory Crescent Okanagan Falls British Columbia

\$509,900

Located on a quiet cul-de-sac in Okanagan Falls, minutes south of Penticton, this 2,500 sq.ft. home (approx. 1,250 sq.ft. per level) offers generous living space, mountain views, and suite potential in the highly desirable South Okanagan. The bright main floor features vaulted ceilings spanning the kitchen and living room, creating an open-concept layout filled with natural light. Expansive views of Peach Cliff, while the updated covered patio extends your living space outdoors--ideal for entertaining or relaxing. 3 bedrooms, 2 baths on the main level are thoughtfully separated from the kitchen and principal living areas, providing a seamless sightline from the front entry across the entire home. The spacious primary bedroom includes a convenient 2-piece ensuite. An ductless A/C system ensures efficient cooling for the Okanagan sunshine. The 1 Bedroom daylight basement offers excellent potential. A 16' x 13' area is already equipped with water supply lines and drain connections for 4-piece bathroom. The remaining space includes a utility room and storage area, ideal for completing a self-contained secondary suit. The rec room is enhanced by a beautiful enamel-finished, glass-door Pacific Energy wood stove, providing efficient supplemental heat during cooler months without significantly increasing utility costs. The fully fenced yard offers space for children, pets, or a garden, along with a carport and additional parking, including room for an RV. (id:6769)

- Storage 15'5" x 13'0"
- Other 5'8" x 13'
- Laundry room 10'8" x 13'
- Storage 15'9" x 13'
- Bedroom 11'8" x 12'10"
- Recreation room 27'4" x 13'
- Bedroom 9'6" x 13'1"
- Bedroom 10' x 9'9"
- 4pc Bathroom 8' x 9'9"
- 2pc Ensuite bath 2'10" x 8'
- Primary Bedroom 12' x 13'1"
- Living room 18'11" x 13'1"
- Dining room 8'6" x 9'11"
- Kitchen 12'3" x 13'1"

Listing Presented By:



Originally Listed by:  
RE/MAX Wine Capital Realty



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