



526 Braid Street Penticton British Columbia

\$710,000

Set on one of Penticton's most quiet central streets, 526 Braid Street offers comfort today with flexibility for tomorrow. Just steps from the downtown core, this solid rancher with basement is within walking distance of restaurants, breweries, schools, parks, and Okanagan Lake, while enjoying the calm, neighbourly feel that defines Braid Street. The home has been extensively renovated with thoughtful upgrades to key interior spaces and major systems, providing modern functionality and peace of mind while maintaining a practical, adaptable layout. The main level features comfortable living areas, a functional kitchen, and well-sized bedrooms suited to families, downsizers, or home-office needs. The full basement expands the footprint with additional bedrooms, a second living area, and flexible space for guests or hobbies. Recent bathroom and laundry updates add everyday convenience. Front and rear yards are flat, usable, and surprisingly private for a central location. A back lane parking spot sits directly behind the rear yard fence, offering convenient off-street access. R4-S (Small-Scale Multi-Unit Residential) zoning allows increased density compared to traditional single-family zoning, creating potential for duplex or small-scale multi-unit development, subject to City approvals. Well located and thoughtfully improved, this property presents a compelling opportunity in one of Penticton's most livable downtown neighbourhoods. (id:6769)

Utility room 4'10" x 18'2"

Recreation room 12'10" x 32'5"

Laundry room 6'2" x 8'2"

Bedroom 12'11" x 16'3"

Bedroom 9'9" x 12'10"

3pc Bathroom Measurements not available

Sunroom 9'6" x 10'10"

Primary Bedroom 9'11" x 12'0"

Living room 12'5" x 19'11"

Kitchen 16'2" x 12'11"

Bedroom 10'1" x 13'3"

4pc Bathroom Measurements not available

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