



# 549 Edmonton Avenue Penticton British Columbia

\$619,000

\*\*\* OPEN HOUSE - SATURDAY, JUNE 27 - 10:30AM TO 12:00PM \*\*\* Welcome to 549 Edmonton Avenue!

Attention first time home buyers and Investors, this 3 bedroom 1 bathroom home has character and potential written all over it. Centrally located close to shopping, recreation and schools the home sits on a beautiful tree lined street sitting across the street from The Safety Village, a city ballpark, a new daycare. An amazing family neighbourhood. Positioned on a large .159 Acre lot, with lane access, there is a possibility to add a Garage/Workshop or Carriage Home to the back of the property to maximize both pleasure and revenue.

Inside the home enjoy the character of hardwood floors, curved archways and wooden trims as well as a beautiful kitchen and bathroom. The main floor features the 3 Bedrooms, Kitchen, Dining Room, Living Room, 4pc Bathroom and Laundry Area. Downstairs can be a large Rec Room, Playroom or Office Space on one side with the Utility Room, Storage Room on the other. Original windows, plumbing and electrical all have been replaced and with a metal roof the home is good to go for years to come. Outside the back of the home is the large North facing Deck leading out to a huge yard. With a little time, imagination and elbow grease the back yard could be turned into a beautiful oasis. Come and check out this wonderful character home in one of Penticton's timeless neighbourhoods. Book your own private showing today. (id:6769)

Utility room 10'8" x 22'8"

Recreation room 24'3" x 9'11"

Primary Bedroom 8'11" x 13'6"

Living room 11'8" x 15'6"

Laundry room 5'5" x 10'1"

Kitchen 11'2" x 12'5"

Dining room 11'8" x 9'4"

Bedroom 9'8" x 10'3"

Bedroom 11'3" x 9'8"

4pc Bathroom Measurements not available

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