



## 6487 Badger Street Oliver British Columbia

\$529,000

This charming property is bursting with opportunity – perfect for living, investing, or developing! Situated on a flat 0.25-acre lot with back alley access, this RS1-zoned gem offers incredible flexibility. Whether you're dreaming of a multi-family development, a carriage house, a home-based business, bed & breakfast, or vacation rental, the possibilities are truly endless! Nestled in a quiet, friendly neighborhood just minutes from downtown, the rec center, the river, and local trails, this home delivers the ideal blend of convenience and lifestyle. Inside, you'll find a bright and inviting main floor with an open layout, cozy living and dining areas, and all three bedrooms conveniently located on one level. The unfinished loft is your blank canvas—perfect for an office, studio, or extra living space—while the spacious 1,430 SF unfinished basement offers laundry, tons of storage, and plenty of potential for a bedroom, rec room, or even a secondary suite. Recent updates, including new electrical and flooring, provide a solid foundation to make it your own. Outside, you'll love the 20x30 detached garage with 60-amp panel, ample parking for vehicles, toys, and RVs, plus a wide-open yard ready for your ideas. With so much flexibility and potential, this is a rare opportunity for families, developers, or investors alike. \*some photos may be digitally staged\* (id:6769)

Utility room 16'9" x 12'9"

Storage 7'5" x 12'9"

Storage 20'1" x 11'6"

Laundry room 12'9" x 12'1"

Recreation room 28'6" x 11'1"

4pc Bathroom 9'11" x 6'9"

Kitchen 12'10" x 13'8"

Bedroom 11'8" x 11'1"

Bedroom 11'8" x 10'9"

Primary Bedroom 12'6" x 11'6"

Dining room 12'10" x 9'10"

Living room 12'10" x 11'4"

Listing Presented By:



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Century 21 Amos Realty

<http://www.theamosteam.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)

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