



775 BALSAM Avenue Penticton British Columbia

\$869,000

A Great Wiltse Family Home. This spacious 2,974 sq. ft. 3-bedroom, 3-bathroom, three-level split is in one of Penticton's most desirable family neighbourhoods. The location is a major highlight, with Wiltse Elementary just a short walk away, plus nearby hiking and mountain biking trails, rock climbing and convenient transit. The main floor offers a bright living room, formal dining room, spacious kitchen with eating nook, and a cozy family room with gas fireplace that opens directly to the private, fully fenced and landscaped backyard and patio. The main floor also has a 2-piece bath, laundry and access to the double garage. Upstairs are three generous bedrooms, including a primary bedroom with a 3-piece ensuite and large walk-in closet. The lower level adds a versatile rec room plus plenty of storage and flexible space that could work well for a home gym, craft room, workshop or additional family space. With lots of parking, a double garage, a great yard and an excellent school-and-trails location, this home is truly perfect for a growing family looking to put down roots in one of Penticton's most desirable areas. Total sq.ft. calculations are based on the exterior dimensions of the building at each floor level & inc. all interior walls & must be verified by the buyer if deemed important. (id:6769)

4pc Bathroom Measurements not available

Bedroom 10'11" x 11'8"

Bedroom 11'5" x 11'8"

3pc Ensuite bath Measurements not available

Other 7'6" x 10'2"

Primary Bedroom 13'5" x 16'11"

Other 9'11" x 8'

Storage 10'8" x 2'34"

Storage 14'1" x 1'5"

Recreation room 17' x 22'11"

Dining nook 9'3" x 9'3"

Foyer 8'7" x 8'9"

Laundry room 8'3" x 8'

2pc Bathroom Measurements not available

Family room 15'5" x 10'11"

Kitchen 11'9" x 9'10"

Dining room 8'10" x 13'10"

Living room 15'1" x 13'6"

Listing Presented By:



Originally Listed by:

Chamberlain Property Group Inc.

<https://www.simpsonsellspenticton.ca/>



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