



## 824 Birch Street Okanagan Falls British Columbia

\$699,000

Looking for a well looked after family home with room to build, fix and park your toys? This is it! First time ever on market - 4bed/2bath in a quiet, family oriented neighborhood. Heat and A/C with furnace & heat pump - serviced yearly - provide year round comfort. Ducts just cleaned Feb'25. Windows replaced in 2015. House and shop roof only 3yrs old. Speaking of the shop - 24x24 mechanics playhouse! 2x 2000lb winches, 80gal compressor tank, Craftsman cupboards/workbenches and more are negotiable! Plus, there's lots of room to park your toys and trailers that haul them. Fenced back yard is perfect for kids and pets. Bring your cosmetic ideas for the interior of this solid home in the heart of OK Falls. All meas approx. Contingent. (id:6769)

Bedroom 13'10" x 8'5"

Storage 8'8" x 10'9"

Utility room 5'8" x 3'

3pc Bathroom 6'7" x 5'4"

Laundry room 10'10" x 10'8"

Den 11'3" x 10'8"

Bedroom 17'4" x 10'6"

Primary Bedroom 12'3" x 11'1"

Bedroom 8'11" x 11'5"

4pc Bathroom 7'1" x 8'

Kitchen 12'11" x 9'10"

Office 8'5" x 14'11"

Dining room 8'11" x 10'3"

Living room 17'8" x 12'9"

Listing Presented By:



Originally Listed by:

Royal LePage Locations West

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



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.