



## 148 Roy Avenue 9 Penticton British Columbia

\$599,000

Family friendly, bright, and beautifully updated, this 3 bedroom, 3 bathroom townhome offers comfort and convenience in a fabulous central location. Step inside to a welcoming open layout with upgraded hardwood floors, fresh paint throughout, new kitchen appliances, and brand new carpets that add warmth and style. The spacious living area features a cozy gas fireplace, perfect for relaxed evenings at home. The kitchen and dining spaces are designed for easy everyday living and effortless entertaining, with the added breakfast bar and patio access. Upstairs, you will find an impressive primary bedroom, complete with a large walk-in closet and a 4 piece ensuite. Two additional bedrooms offer plenty of room for kids, guests, or a home office. Recent exterior improvements include new corrugated fencing for a secure outdoor space, ideal for children and pets. A single garage provides parking and storage, and a newly installed furnace adds peace of mind for years to come. All set in a location close to schools, shopping, parks, and transit, this home blends modern comfort with family friendly convenience. A fantastic opportunity to simply move in and enjoy. (id:6769)

4pc Bathroom 7'5" x 8'3"

Bedroom 11'1" x 10'3"

Bedroom 11'1" x 11'3"

4pc Ensuite bath 7'6" x 9'3"

Primary Bedroom 14'8" x 12'0"

Recreation room 17' x 16'7"

Utility room 5'3" x 6'0"

Storage 5'4" x 9'0"

Storage 22'7" x 14'5"

Foyer 10'9" x 8'8"

2pc Bathroom 5'7" x 4'8"

Dining room 9'8" x 15'3"

Living room 12'10" x 12'1"

Kitchen 9'5" x 17'3"

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