



## 2755 Balsam Lane Lumby British Columbia

\$779,000

Extensively upgraded throughout, this move-in-ready home offers a flexible layout with a 3-bedroom main level and a 2-bedroom suite, ideal for multi-generational living, added income, or investment potential. Over 2200 sq ft of finished space, plus a garage, workshop, decks, and a covered patio, creates a well-rounded property with excellent functionality. Major improvements include a new dual-fuel high-efficiency HVAC system with heat pump and AC, new 200-amp electrical service and panel, new PEX plumbing, new ABS drain and waste lines, updated hot water tanks, and new wiring, outlets, switches, and light fixtures. The home also features extensive soundproofing between levels for added comfort and privacy. Interior updates include new cabinetry, countertops, flooring, appliances, sinks, and bathtubs, along with upgraded windows and doors throughout most of the home. This is a thoughtfully renovated home that combines modern updates, practical living space, and a strong suite setup in a scenic small-town setting. (id:6769)

Utility room 8'4" x 6'0"

Workshop 18'2" x 10'5"

4pc Bathroom 12'0" x 6'3"

Living room 14'11" x 12'3"

2pc Ensuite bath 5'9" x 3'5"

4pc Bathroom 8'3" x 5'9"

Bedroom 12'2" x 10'7"

Bedroom 10'7" x 9'5"

Primary Bedroom 12'3" x 10'10"

Kitchen 14'0" x 11'5"

Bedroom 12'11" x 8'11"

Bedroom 13'0" x 10'1"

Living room 17'8" x 16'2"

Dining room 9'5" x 7'8"

Kitchen 17'8" x 9'3"

Listing Presented By:



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**RE/MAX Kelowna**

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100-1553 Harvey Avenue,  
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145  
[dallas@remaxkelowna.com](mailto:dallas@remaxkelowna.com)

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