



## 101 McGowan Road Oliver British Columbia

Oliver Rural

**\$799,000**



Quiet & private 3 bed 2 bath rancher with detached garage near the river.

Tucked away in a peaceful, private setting, this well-maintained 3-bedroom, 2-bathroom rancher offers over 1,700 sq ft of single-level living on a 0.348-acre lot. A rare find, the property borders parkland and is just minutes from town--offering the ideal blend of country privacy and urban convenience. The home features a spacious layout with a formal dining room, bright living room with a recently serviced gas fireplace, and ample natural light throughout. The large primary bedroom includes a walk-in closet and ensuite with access to the main bathroom, which features a jetted tub. Updates include a gas heat pump (2012), brand new hot water tank (2025), newer vinyl flooring in the kitchen and entry, and a washer and dryer (2013). The roof and skylights were replaced in 2015. Outside, the beautifully landscaped lot includes underground irrigation, a stately driveway, and a large detached, insulated double garage with plenty of extra parking space. A unique opportunity to enjoy low-maintenance, country-style living close to amenities--this location along the river doesn't come up often. (id:6769)

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