



## 115 Phoenix Avenue Penticton British Columbia

Main North

**\$845,000**



""Prime Investment Opportunity with Income Potential"" This well-maintained 4-bedroom, 2-bathroom property is ideally positioned near shopping plazas, Okanagan College, the Cannery Trade Centre, and just minutes from downtown--making it highly attractive to tenants and future buyers alike. The upper level offers a bright, open-concept layout with a spacious kitchen, dining area, living room, two bedrooms, and a full bath. The lower level features a non-conforming suite with two bedrooms, a kitchen, family room, 3-piece bath, and lock-off laundry--providing excellent flexibility for rental income, extended family, or a mortgage helper. A wraparound deck with south- and west-facing exposure enhances outdoor living, while the landscaped backyard with garden beds, lounging deck, and green space adds long-term appeal. A solid opportunity for investors seeking location, functionality, and strong income potential. Major Upgrades: Heat Pump 2025, Furnace 2025, New flooring, New Fridge upstairs/downstairs, Roof 2016, HWT 2017, Deck 2023, Electrical updated 2016. (id:6769)

**Chris Veale**

Oakwyn Realty Okanagan

Phone: (778) 581-4068

<http://www.kelownahomepros.com/>



RE/MAX Kelowna  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada