



394 WADE Avenue Penticton British Columbia

Main North

\$624,900



QUICK POSSESSION! This character-filled home is offering 3 bedrooms, 2 full baths, and a blend of charm and versatility that is PRICED ACCORDINGLY to make it your own with some TLC. The main floor has high ceilings and original hardwood flooring to boasts a classic appeal, updated stainless steel fridge, stove, and hood range, along with a notable upgrade to 200 AMP electrical service (2023) and front window (2024). Main floor has 3 bedrooms, 1 full bath, 2 mudrooms, living and dining spaces plus its own laundry. The property features a spacious IN-LAW SUITE in the basement with 2 dens, with its own laundry and outside access, making it an attractive option for those seeking extra space or investors exploring rental opportunities—there's even potential to transform it into a 5-bedroom home! BONUS, situated on a generously sized, FENCED, CORNER LOT. Currently zoned as "R4-S," and the OCP calls for up to 4 units per lot to be confirmed with City Planning for future development opportunities. Location is a standout feature, just a short walk away from Okanagan Lake, the downtown core, Cascades Casino, South Okanagan Event Center, community center, breweries, restaurants, and schools. Ample off-street parking, coupled with back lane access, offers flexibility, accommodating RV parking or extra vehicles. Total sqft calculations are based on the exterior dimensions of the build...



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

Shannon Simpson

RE/MAX Penticton Realty

Phone: (250) 328-5138

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

