



## 413 Westminster Avenue Penticton British Columbia

Main North

**\$744,400**



Welcome to this updated 2-bedroom, 1-bathroom home. The spacious and well-laid-out floor plan ensures each room is generously sized, offering plenty of natural light and room to breathe. The inviting living room features a charming gas fireplace, perfect for cozying up during cooler months. The living room connects to a large, heated, and enclosed front sunroom, offering additional living space that can be enjoyed year-round. This spacious kitchen features a well-designed layout with plenty of room to move and cook. The kitchen features a farm-style sink and an island, perfect for meal prep and provides both style and functionality and also offering more counter space and storage. The adjacent dining area creates a perfect space for family gatherings or quiet meals at home. Home includes unfinished basement for added storage with outside access. Large laundry room, which leads out to a private patio and the separate in-law suite. This suite offers a cozy and independent living area with a 3-piece bathroom, tall ceilings, kitchenette and its own wood stove-style gas fireplace, making it ideal for guests or extended family. The landscaped yard is complete with a pond and waterfall, providing a peaceful and picturesque outdoor retreat. The yard is fully fenced, offering privacy and security for pets and children. With rear alley access, parking for multiple vehicles. Located w...



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