



## 4465 Mallory Crescent Okanagan Falls British Columbia

Okanagan Falls

# \$509,900



Located on a quiet cul-de-sac in Okanagan Falls, minutes south of Penticton, this 2,500 sq.ft. home (approx. 1,250 sq.ft. per level) offers generous living space, mountain views, and suite potential in the highly desirable South Okanagan. The bright main floor features vaulted ceilings spanning the kitchen and living room, creating an open-concept layout filled with natural light. Expansive views of Peach Cliff, while the updated covered patio extends your living space outdoors—ideal for entertaining or relaxing. 3 bedrooms, 2 baths on the main level are thoughtfully separated from the kitchen and principal living areas, providing a seamless sightline from the front entry across the entire home. The spacious primary bedroom includes a convenient 2-piece ensuite. A ductless A/C system ensures efficient cooling for the Okanagan sunshine. The 1 Bedroom daylight basement offers excellent potential. A 16' x 13' area is already equipped with water supply lines and drain connections for 4-piece bathroom. The remaining space includes a utility room and storage area, ideal for completing a self-contained secondary suit. The rec room is enhanced by a beautiful enamel-finished, glass-door Pacific Energy wood stove, providing efficient supplemental heat during cooler months without significantly increasing utility costs. The fully fenced yard offers space for children, pets, or a gar...

**Mathew Lewis**

RE/MAX Wine Capital Realty

Phone: (250) 809-1893



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

