



## 506 NELSON Avenue Penticton British Columbia

Main North

**\$629,800**



Opportunity is calling, and this one delivers. Centrally located and income-generating from day one, this versatile property is a smart move for investors and homeowners alike, whether you're growing a portfolio or letting a tenant help carry the mortgage. Two fully self-contained living spaces give you real options: the upper residence offers 2 bedrooms and a full bath, a bright living area, functional kitchen, and the everyday convenience of main-floor laundry, while the lower level features a private 530 sq.ft. 1-bed, 1-bath suite with its own laundry and separate backyard access. Both open onto a spacious, fully fenced yard made for summer living. Move in with confidence: a new roof and hot water tank, both completed in 2023, mean the big-ticket items are already handled. Outside, generous front and rear yards, rear lane access, and ample parking leave plenty of room for multiple vehicles, the RV, and the boat. Minutes from shopping, schools, parks, transit, and everyday amenities, this is that rare blend of location, flexibility, and lasting value. Whether you're expanding your investments or offsetting your mortgage with rental income, opportunities like this don't wait. Come see it before it's gone. Total sq.ft. calculations are based on the exterior dimensions of the building at each floor level & inc. all interior walls & must be verified by the buyer if deemed impo...

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