



## 637 Alexander Avenue Penticton British Columbia

Main North

**\$825,000**



SOUGHT-AFTER LOCATION! Beautifully updated 2 bed + den, 1 bath home offers the ultimate Okanagan lifestyle, just steps from schools, shopping, public transit, & vibrant downtown amenities. Enjoy a phenomenal location short walk to the sandy shores of Okanagan Lake Park, Rotary Park Peach concession, SOEC, & Gyro Park. A bright, open-concept main floor has a spacious living room w/ a modern fireplace, a remodeled kitchen/dining space, 2 bedrooms, a 3-piece bath, & a storage-rich laundry area. Below, the lower level has a versatile den (currently used as a third bedroom) & extensive storage. Blending modern interior comfort w/ exterior upgrades completed in 2019-2020 includes an updated kitchen & bathroom, new flooring, custom tile, & fresh interior paint. Mechanical updates: a newer washer/dryer (2019), brand-new hot water tank, & dishwasher (2023). Outside, a newer shingle roof, a metal-roofed carport, new doors, & some windows. Outdoor living space is a private oasis complete w/ a large backyard deck & a full fence, all framed by professional landscaping & fresh exterior paint. Lots of space to trailers & RVs to park. An exceptional, turn-key opportunity for first-time buyers, downsizers, or as a high-yield rental or Airbnb investment right at the gateway to the world-renowned Naramata Bench wine route! Book your viewing today, by appointment only. Measurements approximate ...



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