



**6489 OKANAGAN Street Oliver British Columbia**

Oliver

**\$475,000**



Looking for a mortgage helper? This 3 bedroom house has a full basement with suite potential and secondary access! Or, turn the basement into a games room, family room, man/woman cave, craft room or more! Located on a corner lot with RV/boat/vehicle parking, and room to build a shop/garage. This level entry home is great for all ages with all your necessities on the main floor, an open floor plan with big windows, quaint kitchen and a large dining/living room area for entertaining! Or use the dining area for additional living space and the kitchen for your table set. The full basement has the 3rd bedroom, storage, and a large living room. Outside you'll find a private backyard deck and patio with mountain views and a 3/4 fenced-in, low maintenance yard with mature landscaping and room to have a garden or grass. Updates include 2 newer ductless heating/cooling systems for affordable utilities, water filtration system, and vinyl windows. Quick possession available! Bring your ideas - Perfect for an investment property, multi family, growing family or retiree! Centrally located minutes walk to the Hike/Bike path, skate park, schools, shopping, downtown Oliver and minutes drive to Tucelnuit Lake, the District Wine Village and more. \*Pictures are digitally staged\* (id:6769)

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