



## 684 Merlot Avenue Oliver British Columbia

Oliver

**\$495,000**



Welcome to this charming rancher on a generous 0.21 acre lot with picturesque mountain views. With a brand-new roof & functional layout, this home offers great potential for first-time buyers, investors, or downsizers with a vision. The single-level floor plan features 3 bedrooms & 2 beautifully updated bathrooms, providing both comfort & convenience. Outside, the spacious yard & covered patio create an ideal setting for gardening, entertaining or simply relaxing in the Okanagan sun. Located just steps from the serene waters of Tuc-el-Nuit Lake, close to local schools & minutes from South Okanagan General Hospital, this home combines lifestyle with everyday convenience. Set in a quiet, established neighbourhood, this is a fantastic opportunity to add value & create something truly special! (id:6769)

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