



# 442 ALEXANDER AVE Avenue 101 Penticton British Columbia

\$749,000

Experience modern beach-side living in one of Penticton's most sought-after locations. This beautifully maintained 2 bed, 2 bath half-duplex sits just steps from the beach, parks, restaurants, and the vibrant downtown core—offering the perfect blend of lifestyle and convenience. Designed with an open, efficient floor plan, this home features all main living on one level, highlighted by 9 ft ceilings, a gas fireplace, and quality modern finishings throughout. The bright kitchen and living area flow seamlessly to the covered veranda, overlooking a beautifully landscaped front garden that enhances curb appeal and year-round enjoyment. Comfort is prioritized with an efficient heating/cooling system, instant hot water, and thoughtfully selected materials. The spacious primary bedroom includes a private ensuite with a custom walk-in shower, while the second bedroom works well for guests, an office, or flexible use. Outside, enjoy easy street parking and a location that checks every box—central, level, near transit, and close to recreation, schools, and shopping. Unique opportunity: The seller also owns the upper unit, offering the rare chance to acquire both units as a package—ideal for investors, multi-generational living, or those seeking full control of the property. Contact the listing agent for details. All measurements are approximate; buyer to verify if important. (id:6769)

Dining room 8'2" x 8'

Kitchen 9'7" x 9'4"

Living room 12'11" x 14'8"

3pc Bathroom 10'1" x 5'1"

4pc Bathroom 8'8" x 4'11"

Bedroom 9'5" x 9'

Primary Bedroom 16'7" x 12'

Listing Presented By:



Originally Listed by:

Canada Flex Realty Group Ltd.



Royal

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