



## 127 Elm Avenue Penticton British Columbia \$1,425,000

LAKE, MOUNTAIN, & PARK VIEWS! SKAHA LAKE & BEACH RIGHT ACROSS THE STREET! 4 bed, 2 FULL bath home with detached garage space in a SOUGHT AFTER location on a flat .21 acre. MANY UPGRADES: new kitchen & bathrooms, heat pump (2019), gutters (2019), hot water tank (2023), flooring, gas fireplace (2019), doors (2019), roof (2025), windows (2019), & much more! Additionally, all new landscaping with irrigation system, fencing, back deck & front porch. Main floor opens up to a spacious living/dining space with a GAS fireplace & is flooded with natural light from the large windows. Renovated in 2019, the modern kitchen is equipped with large island & STAINLESS STEEL appliances. Upstairs, there are 3 bedrooms & a common 4 pce bathroom. Lower level includes a huge recreation room (used as a small business/gallery art studio), an additional bedroom, 3 pce bathroom, laundry, & storage space. New patio/deck space in your own private oasis with low maintenance plants & FULLY FENCED. Plus, 2 parking spaces upfront, additional parking in back laneway for RVs/trailers & a 440 sqft workshop/garage space with 100 AMP electrical panel with heater installed for winter. Great for investors with rental opportunity or make this your family home where you can grow & enjoy all the surrounding benefits for years to come. Currently zoned R4-L to make an ideal holding property being near shopping, schools, & transit. By appointment only. Measurements approximate only - buyer to verify if important. (id:6769)

4pc Bathroom 7'7" x 10'11"

Bedroom 9'5" x 10'6"

Bedroom 9'6" x 10'6"

Primary Bedroom 11'4" x 10'9"

Recreation room 19' x 21'2"

Office 19'10" x 11'10"

3pc Bathroom 8'10" x 7'4"

Bedroom 9'11" x 11'1"

Foyer 5'8" x 12'

Living room 17'10" x 11'11"

Dining room 9'8" x 11'4"

Kitchen 15'9" x 11'4"

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