



# 1301 BALFOUR Street Penticton British Columbia

\$659,999

Welcome to this charming rancher with basement, perfectly situated in one of Penticton's most convenient locations. Set on a generous ~52x120 corner lot with alley access, this home is just steps from Penticton High School, KVR Middle School, and the Penticton Regional Hospital, making it an ideal spot for families, healthcare professionals, or anyone looking for easy access to daily essentials. Inside, you'll find beautiful original hardwood floors throughout the main level and oversized windows in the living room that flood the space with natural light. The main floor offers two comfortable bedrooms, a full bathroom, a welcoming living room with a wood-burning fireplace, a dedicated dining area, and a bright, inviting kitchen. The basement is partially finished and offers great versatility, featuring a third bedroom, another full bathroom, a spacious rec room, a bonus room, and a large storage area ready for your ideas. Outside, enjoy a private yard with front, side, and backyard space, a newly built "she shed" and a detached single-car garage, ideal for additional storage or parking. Zoned R4-L, this property has excellent potential whether you're looking to move in, invest, or expand. Book your private showing today! (id:6769)

Storage 8' x 5'

Utility room 14'8" x 13'2"

Other 12'0" x 9'4"

Recreation room 9'8" x 17'9"

Laundry room 8'6" x 9'2"

Bedroom 17'8" x 12'11"

3pc Bathroom 8'6" x 9'2"

Bedroom 9'11" x 10'4"

Living room 19'7" x 13'0"

Kitchen 9'8" x 10'7"

Dining room 9'8" x 7'8"

Primary Bedroom 12'5" x 13'1"

4pc Bathroom 6'3" x 7'5"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd



Royal

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