



# 194 Nelson Avenue Penticton British Columbia

\$675,000

Centrally located on a large lot in the heart of Penticton, this spacious home offers the perfect blend of convenience, comfort, and potential. Just a short walk to shopping, restaurants, parks, schools, the gym, and all amenities, it's an ideal location for families, retirees, or anyone wanting easy everyday living. All primary living space is on the main level, featuring an oversized living room with a cozy gas fireplace, large windows for natural light, and patio doors leading to a generous covered deck, perfect for relaxing or entertaining. The kitchen is impressively sized with a large nook and plenty of room to create your dream space. Two spacious bedrooms are located on this floor (with potential to create a third), including a primary bedroom with a 2-piece ensuite. Enjoy direct access to the private backyard and deck from this floor. The basement provides a large laundry room, spacious rec room, lots of storage space and direct exterior access for added flexibility. While the home is ready for updating, it has been very well cared for and is exceptionally clean, with some new upgrades including new living room flooring. A detached garage, ample parking, and an unbeatable central location complete this fantastic opportunity, move in now and update over time! (id:6769)

Utility room 7'11" x 3'0"  
Recreation room 18'2" x 15'9"  
Laundry room 16'11" x 9'4"  
Primary Bedroom 11'2" x 21'6"  
Living room 19'2" x 17'11"  
Kitchen 10'11" x 12'7"

Foyer 8'0" x 7'7"  
Dining room 8'3" x 10'10"  
Bedroom 11'1" x 13'1"  
5pc Bathroom 10'7" x 7'10"  
2pc Ensuite bath 4'2" x 4'9"

Listing Presented By:



Originally Listed by:  
Chamberlain Property Group



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.