



# 245 8TH Avenue Burns Lake British Columbia

\$390,000

Excellent investment opportunity on its own half-acre city lot, centrally located close to the hospital, schools, and everyday amenities. This well-kept property features a 2-bedroom, 1-bathroom main level plus a fully self-contained 2-bedroom, 1-bathroom basement suite with separate entrance-ideal for rental income, multi-generational living, or a mortgage helper. Fully fenced with plenty of usable outdoor space and a massive 36'x24' detached shop offering additional storage, workspace, or future potential. A versatile property with strong income possibilities and endless potential for investors or homeowners alike. (id:6769)

- Kitchen 15 ft ,2 in X 12 ft
- Living room 19 ft ,1 in X 10 ft ,1 in
- Bedroom 3 15 ft X 10 ft ,1 in
- Bedroom 4 14 ft ,6 in X 10 ft ,9 in
- Utility room 10 ft X 10 ft

- Kitchen 14 ft ,2 in X 10 ft ,6 in
- Living room 19 ft ,2 in X 15 ft ,3 in
- Dining room 9 ft X 8 ft
- Bedroom 2 11 ft X 11 ft
- Primary Bedroom 10 ft ,8 in X 10 ft

Listing Presented By:



Originally Listed by:  
Royal LePage Aspire Realty



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:  
sbuck56@gmail.com

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