



# 196 Wade Avenue 306 Penticton British Columbia

\$349,000

Welcome to The Stratford, a secure and centrally located building in the heart of downtown Penticton. This immaculate 2-bedroom, 2-bathroom condo offers the perfect blend of lifestyle and convenience, just steps to shopping, restaurants, breweries, the casino, events centre, and Okanagan Lake. This bright third-floor corner unit features 9 ft ceilings, a functional open layout, and a sunny south-facing deck. The bedrooms are thoughtfully positioned on opposite sides for privacy. The primary bedroom includes a walk-through closet and ensuite. Additional features include in-suite laundry with extra storage, air conditioning, updated paint and one secure underground parking stall. Pet-friendly (1 cat or dog), no age restrictions, and rentals allowed with a 30-day minimum—ideal for first-time buyers, downsizers, or investors. Enjoy walking to the Farmers Market, nearby beaches, and bike paths connecting to the KVR Trail. Vacant and ready for quick possession. Measurements are approximate. (id:6769)

Primary Bedroom 18'4" x 10'7"  
Living room 13'10" x 12'4"  
Laundry room 5'11" x 7'10"  
Kitchen 10'0" x 9'5"

Dining room 13'6" x 5'7"  
Bedroom 11'6" x 9'7"  
4pc Ensuite bath 8'3" x 4'11"  
3pc Bathroom 6'6" x 6'1"

Listing Presented By:



Originally Listed by:  
Chamberlain Property Group

<http://www.chamberlainpropertygroup.ca/>



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