



# 325 Nelson Avenue Penticton British Columbia

\$749,000

OPEN HOUSE SATURDAY JULY 27 12:45-1:45PM. Welcome to this charming home nestled in a prime location close to downtown, shops, restaurants, transit, hospitals, and schools. This 1600+ square foot home offers immense potential and is set on a large 0.25-acre lot, measuring 60 feet wide by 180 feet long. The expansive lot is perfect for developing a carriage suite or even creating a duplex, subject to city approval. Upon entry, you'll be greeted by a cozy sundeck, leading into a large living room that flows seamlessly into a spacious kitchen and dining area. The main floor boasts two comfortable bedrooms and a well-appointed 4-piece bathroom. Downstairs, discover a versatile living area, a convenient laundry room, a den, a fair-sized bedroom, and another 4-piece bathroom. This home provides ample space for a growing family or the possibility of additional rental income. Whether you are an investor looking for a great development opportunity or a homeowner eager to customize a residence in a fantastic neighbourhood, this property offers endless possibilities. Don't miss out on this rare opportunity to create your dream home in an unbeatable location. (id:6769)

- 3pc Bathroom Measurements not available
- Utility room 10'11" x 9'8"
- Recreation room 11'2" x 8'7"
- Bedroom 12'2" x 9'7"
- Laundry room 9'8" x 7'5"
- Living room 9'1" x 6'8"
- 4pc Bathroom Measurements not available

- Primary Bedroom 11'7" x 10'4"
- Bedroom 10'11" x 10'
- Sunroom 13'10" x 7'8"
- Dining room 7'8" x 7'3"
- Living room 17'3" x 14'11"
- Kitchen 11'7" x 11'4"

Listing Presented By:



Originally Listed by:  
eXp Realty (Penticton)



Royal

**LePage Kelowna**

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