



## 45 Green Avenue 41 Penticton British Columbia

\$349,900

This two-storey townhouse, situated in the south end of town, located in a family-friendly complex has a private, fully fenced South facing backyard—ideal for relaxation and outdoor enjoyment. On the main floor, you'll find a galley kitchen open to the large open-concept living and dining area. Patio doors provide easy access to the backyard space. Additionally, the main level features a convenient 2-piece bathroom with laundry. Upstairs you'll find three cozy bedrooms and a well-appointed 4-piece bathroom. The complex permits one cat and is a welcoming community free from age restrictions. Perfect for couples or young families, the townhouse offers easy proximity to essential amenities including schools, shopping centres, public transit, and recreational facilities. A monthly strata fee of \$390 covers maintenance, management, water, trash, and sewer services. (id:6769)

Bedroom 8'4" x 11'

Bedroom 8'9" x 10'7"

4pc Bathroom 7' x 8'3"

Primary Bedroom 10' x 11'8"

2pc Bathroom 5'4" x 7'8"

Living room 17'4" x 10'6"

Dining room 11'7" x 8'1"

Kitchen 8'1" x 8'10"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

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