



## 440 Westminster Avenue Penticton British Columbia

\$550,000

In the heart of town, opportunity knocks. Built in 1900, this classic city home sits on a large, fully fenced RM2-zoned lot just steps from the beach, shops, and local restaurants. Surrounded by newer builds and recent redevelopment, this property true fixer-upper with solid bones and endless potential, it's ideal for those looking to restore character, reimagine a family home, or unlock the value of the land itself. The home offers a functional layout with two bedrooms up and two down, well suited for family living or future flexibility. A detached garage with workshop provides added utility for storage, hobbies, or redevelopment planning. With RM2 zoning, this property offers excellent redevelopment potential, including the possibility of a duplex or fourplex (buyer to confirm with the municipality). Whether you choose to renovate and hold, or redevelop to maximize the lot and location, opportunities like this are increasingly rare in such a walkable, central neighbourhood. A family-friendly setting, a prime in-town address, and multiple paths forward--this is a property where vision, zoning, value, and location come together. (id:6769)

Laundry room 8' x 7'

Bedroom 9' x 10'

Bedroom 10' x 11'

Family room 11' x 17'

Pantry 8' x 10'

4pc Bathroom Measurements not available

Bedroom 9' x 10'

Primary Bedroom 9' x 11'

Kitchen 12' x 10'

Living room 12' x 19'

Foyer 8' x 4'5"

Listing Presented By:



Originally Listed by:  
eXp Realty



Royal

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