



# 54 GRANBY Avenue Penticton British Columbia

\$1,099,000

Incredible mortgage helper or investment opportunity! This unique offering features a 3 bedroom, 2 bathroom, 1,800+ sq.ft. main home plus a newly-built 1,339 sq.ft. CARRIAGE HOME with two income-generating spaces: a bright 2-bedroom upper-level suite with a modern kitchen, 4-piece bathroom, in-suite laundry, and its own garage, and a self-contained non-conforming ground-level studio suite with private entrance, kitchenette, 4 piece bathroom, split ductless heating/cooling system, and its own private patio space. Ample parking and convenient laneway access. Live comfortably in the main home, which offers a functional kitchen, open-concept living, 2 bedrooms, and a 4-piece bathroom on the main level with access to the attached garage. The lower level includes a spacious rec room, third bedroom, and second 4 piece bathroom. The fully fenced front and back yards provide excellent outdoor space for families or entertaining. Ideal for multigenerational living or savvy buyers looking to live in one and rent out two. With strong rental potential from both the suite and the studio, this is a rare opportunity to significantly offset your mortgage—flexible and packed with income potential! Total sq.ft. calculations are based on the exterior dimensions of the building at each floor level & include all interior walls & must be verified by the buyer if deemed important. (id:6769)

Full bathroom Measurements not available

Living room 17'2" x 17'7"

Laundry room 9'6" x 6'

Full bathroom Measurements not available

Bedroom 13'6" x 10'1"

Recreation room 35'6" x 13'11"

Full bathroom Measurements not available

Primary Bedroom 11'8" x 11'1"

Bedroom 11'9" x 11'1"

Living room 19'6" x 12'5"

Kitchen 16'8" x 14'5"

Full bathroom Measurements not available

Bedroom 13'5" x 10'8"

Primary Bedroom 13'4" x 10'10"

Living room 16'7" x 17'7"

Kitchen 17'2" x 11'4"

Listing Presented By:



Originally Listed by:

Chamberlain Property Group

<https://www.simpsonsellspenticton.ca/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.