



## 6130 Kootenay Street Oliver British Columbia

\$485,000

Charming 2 Bedroom + 1 Bath home with a bonus attic space full of potential! This character-filled older home has seen some great upgrades over the years but is ready for your finishing touches to really make it shine. You'll love the extensive xeriscape landscaping front and back—low maintenance and full of personality. The fully fenced backyard is private and peaceful, with decorative metal gates, a covered patio for year-round enjoyment, and a hot tub for relaxing evenings. Street parking in the front and convenient lane access in the back make coming and going easy. Inside, you'll stay comfortable all year long with 4 ductless split units providing efficient heating and cooling. The front mudroom is a practical bonus, and the accessible bathroom adds extra versatility. Zoned TC (Town Centre), this property also offers a unique opportunity for various commercial ventures—live, work, or both! Priced to sell and packed with potential, this is one you don't want to miss! (id:6769)

Loft 25'1" x 10'2"

Sunroom 17'9" x 7'6"

Mud room 9'4" x 7'7"

Living room 13' x 16'4"

Kitchen 11'4" x 14'6"

Dining room 12'7" x 9'11"

Primary Bedroom 11'6" x 11'4"

Bedroom 11'4" x 10'8"

3pc Bathroom 7'1" x 7'5"

Listing Presented By:



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Royal

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