



# 6130 Kootenay Street Oliver British Columbia

\$465,000

Charming 2-bedroom, 1-bath home with a versatile bonus attic space is ready for your ideas! This character home blends some upgrades with room to add your own finishing touches and build equity. The xeriscaped front and back yards offer eye-catching curb appeal with minimal maintenance, while the fully fenced backyard creates a private retreat complete with decorative metal gates, a covered patio for all-season enjoyment, and a hot tub for unwinding at the end of the day. Enjoy the convenience of street parking out front plus handy rear lane access. Inside, four ductless split units provide efficient heating and cooling year-round. A welcoming front mudroom adds everyday practicality, and the accessible bathroom enhances functionality. Zoned TC (Town Centre), this property opens the door to a variety of commercial or mixed-use possibilities--ideal for those looking to live, work, or invest. Exceptional value with flexibility and future potential--don't miss this opportunity! (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"

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