



## 6487 Badger Street Oliver British Columbia

\$545,000

VIRTUAL OPEN HOUSE - SEPT 10 @ 1PM - This charming property offers incredible versatility, whether you're looking to live, invest, or develop. Sitting on a flat 0.25 acre lot with back alley access, it's zoned RS1, allowing for multi-family development, carriage house, a home-based business, bed & breakfast, or vacation rental. The possibilities are endless! Perfectly located in a quiet, friendly neighborhood, you're just minutes from downtown, the rec center, river, hike/bike path, and more--offering the best of both convenience and lifestyle. Inside, the main floor features a bright open layout with a cozy living and dining area and all three bedrooms together on one level. The unfinished loft provides a blank canvas for your ideas--whether it's an office, studio, or extra living space--while the large unfinished basement offers laundry, abundant storage, potential for a rec room or secondary suite, and room to expand! Recent upgrades include new electrical and flooring, giving you a solid base to build upon. Outside, you'll appreciate the 20x30 detached garage with 60-amp panel, an abundance of parking for vehicles, toys, and RVs, plus the wide open yard with room to grow. This is a rare opportunity with so much potential for families, developers, or investors alike. \*Some photos are digitally staged\* (id:6769)

Utility room 16'9" x 12'9"

Storage 7'5" x 12'9"

Storage 20'1" x 11'6"

Laundry room 12'9" x 12'1"

Recreation room 28'6" x 11'1"

4pc Bathroom 9'11" x 6'9"

Kitchen 12'10" x 13'8"

Bedroom 11'8" x 11'1"

Bedroom 11'8" x 10'9"

Primary Bedroom 12'6" x 11'6"

Dining room 12'10" x 9'10"

Living room 12'10" x 11'4"

Listing Presented By:



Originally Listed by:  
Century 21 Amos Realty

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