684 Merlot Avenue Oliver British Columbia

$495,000

Welcome to this charming rancher on a generous 0.21 acre lot with picturesque mountain views. With a brand-new roof & functional layout, this home offers great potential for first-time buyers, investors, or downsizers with a vision. The single-level floor plan features 3 bedrooms & 2 beautifully updated bathrooms, providing both comfort & convenience. Outside, the spacious yard & covered patio create an ideal setting for gardening, entertaining or simply relaxing in the Okanagan sun. Located just steps from the serene waters of Tuc-el-Nuit Lake, close to local schools & minutes from South Okanagan General Hospital, this home combines lifestyle with everyday convenience. Set in a quiet, established neighbourhood, this is a fantastic opportunity to add value & create something truly special! (id:6769)

Storage 6' x 6'9"	Primary Bedroom 10'9" x 14'8"
Utility room 14'10" x 12'7"	Laundry room 5'1" x 6'5"
Sunroom 10'9" x 9'3"	Living room 21'9" x 12'4"
4pc Bathroom 8'2" x 4'10"	Dining room 9' x 13'1"
Bedroom 10'1" x 11'1"	Kitchen 12' x 13'1"
Bedroom 9'9" x 11'1"	Foyer 13'8" x 6'9"
3pc Ensuite bath 8'2" x 5'11"	

Listing Presented By:

ESTATEVUE 360°

Originally Listed by:
Royal LePage - Wolstencroft

http://www.royallepagelangley.ca/

ROYAL LePAGE

Royal LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100
Fax:
sbuck56@gmail.com