



## 8487 97 Highway 77 Oliver British Columbia

\$236,000

This bright and spacious two-bedroom, two-bathroom home in a secure 55-plus Oliver community offers exceptional value and recent upgrades. Inside, vaulted ceilings and three new skylights fill the living space with natural light, complementing the durable vinyl plank flooring, drywall finish, and crown moulding. The functional layout features a comfortable living area centered around a natural gas free-standing stove, an enclosed sunroom, a main bathroom with a shower and tub combination, and a primary ensuite with a walk-in shower. Key mechanical upgrades provide peace of mind, including a new hot water tank installed in 2024, along with a new natural gas furnace and heat pump system added in 2025. New blinds have also been installed throughout the home. This exceptionally private lot includes a two-space carport and a tool shed, both featuring brand-new metal roofs. Residents enjoy access to a community clubhouse and beach access to Gallagher Lake. Situated in the Wine Capital of Canada, this property is just a short drive from the District Wine Village, Area 27, and local golf courses, offering an ideal South Okanagan lifestyle. The park allows up to two pets with restrictions, making it an excellent opportunity for buyers looking to downsize without compromising on comfort or location. (id:6769)

Storage 5'1" x 6'10"

Sunroom 22'2" x 11'7"

3pc Ensuite bath Measurements not available

Primary Bedroom 11'11" x 12'11"

Laundry room 7'4" x 5'4"

Bedroom 9'3" x 10'5"

4pc Bathroom Measurements not available

Living room 19'1" x 12'11"

Dining room 10'9" x 7'6"

Kitchen 16'5" x 5'5"

Listing Presented By:



Originally Listed by:

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