



810 Merlot Avenue Oliver British Columbia

\$649,900

Welcome to this charming 1759 SQ FT rancher set on a flat, park-like 0.21 acre lot in a quiet, established neighbourhood with beautiful mountain views. Offering a functional single-level layout, this home presents a fantastic opportunity for first-time buyers, downsizers, or investors looking to add their personal touch. The spacious floor plan features 3 bedrooms, 2 bathrooms and a sunken living room that adds warmth and character to the main living space. The bright kitchen offers ample cupboard space and flows into a cozy eating nook and family room with direct access to the covered patio and private backyard. A bonus room with built-in cabinetry provides flexible space for a home office, hobby room, or additional storage. The spacious primary bedroom features a walk-in closet and ensuite with tiled walk-in shower. Forced air natural gas heating and central A/C provide year-round comfort. Step outside to enjoy the peaceful backyard oasis complete with mature landscaping, fruit trees, two storage sheds, and plenty of space for gardening, entertaining, or simply relaxing in the Okanagan sunshine. The property also offers a double car garage, ample additional parking, and room for an RV. Ideally located just steps from TuceInuit Lake, close to schools, parks, walking trails, the hospital, and town amenities, this home combines peaceful living with everyday convenience. A rare opportunity to own a well-located property with privacy, outdoor space, and endless potential! (id:6769)

Listing Presented By:



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Royal

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Foyer 12'3" x 6'7"

Laundry room 11'6" x 7'6"

Bedroom 9'11" x 10'

Bedroom 10'9" x 10'

4pc Bathroom 8'1" x 7'2"

3pc Ensuite bath 8'2" x 7'3"

Primary Bedroom 14'10" x 12'

Other 7'11" x 7'5"

Family room 13'4" x 11'9"

Living room 17'1" x 15'6"

Dining room 12'11" x 10'1"

Dining nook 12'9" x 7'11"

Kitchen 14'1" x 9'11"

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