



## 817 Birch Street Okanagan Falls British Columbia

\$674,900

Charming 4-Bedroom Home in the Heart of Okanagan Falls! Discover the perfect blend of comfort, convenience, and potential with this beautifully updated 4-bedroom, 2-bathroom gem in the heart of Okanagan Falls. Nestled on a flat, easily maintained lot and boasting just over 2,000 square feet of living space, this home is ideal for everyone—from first-time homebuyers to savvy investors looking to expand their portfolio. Step inside and be greeted by a bright and welcoming interior, complemented by numerous modern upgrades. Recent updates include new windows, fresh exterior paint, newer hot water tank, efficient furnace, air conditioning unit, sleek blinds, and upgraded fencing, ensuring peace of mind and years of low-maintenance living. The home's layout offers plenty of room to spread out, entertain, or simply relax. Outside, the flat lot provides ample space for outdoor activities, gardening, or even potential expansions. Situated in a prime location, this property is just minutes away from local schools, shopping, and the stunning shores of Okanagan Lake, making it perfect for families and outdoor enthusiasts alike. Don't miss out on this incredible opportunity to own a home that checks all the boxes—style, location, and value! (id:6769)

Recreation room 18' x 11'7"

Utility room 18' x 11'4"

Bedroom 12'5" x 7'5"

Primary Bedroom 12'5" x 11'6"

3pc Bathroom Measurements not available

Living room 18'3" x 13'8"

4pc Bathroom Measurements not available

Bedroom 12'9" x 10'9"

Bedroom 12'9" x 9'2"

Dining room 11' x 7'10"

Kitchen 11'2" x 10'6"

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.maapgroup.com/>



Royal

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