



## 8505 70TH Avenue Osoyoos British Columbia

\$719,900

Location, versatility, and income potential -- this one checks a lot of boxes. Set in one of Osoyoos's most walkable neighbourhoods -- steps to the beach, Osoyoos Lake, the Library, Community Centre, and Osoyoos Elementary -- this split-level home sits on a generous lot with access from both 70th and 68th Avenue, putting downtown, Sonora Centre, and multiple beaches and restaurants within easy reach. The upper level offers a bright, functional layout with one bedroom, a den that works comfortably as a second bedroom, a full bathroom, kitchen, and living room. The lower level is fully equipped with a second kitchen, rec room, two additional bedrooms, a full bathroom, and a separate entrance -- ideal as a in-law suite. Each level has its own entrance, parking, and washer/dryer. The large yard offers ample room for multiple vehicles, an RV, a boat, or future garage construction. Zoning is RM1 (medium density residential). The property has been updated -- roof, mechanicals, siding, most windows, lighting, flooring, and landscaping. Osoyoos Lake, the warmest freshwater lake in Canada, is just steps away. (id:6769)

Kitchen 9'2" x 10'8"

Living room 12'6" x 10'8"

Bedroom 16'11" x 10'9"

3pc Bathroom 8'3" x 5'1"

Bedroom 14'1" x 10'10"

Laundry room 10'11" x 10'6"

Living room 12'9" x 17'9"

Kitchen 10'4" x 9'2"

Kitchen 9'11" x 13'3"

Primary Bedroom 11'2" x 12'4"

Den 11'3" x 8'10"

4pc Bathroom 8'0" x 7'2"

Listing Presented By:



Originally Listed by:

RE/MAX Realty Solutions

[https://youtu.be/\\_azVDuI4vX4?si=L2on6XWV2H\\_MBh0Q](https://youtu.be/_azVDuI4vX4?si=L2on6XWV2H_MBh0Q)



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.