



# 9517 62 Avenue Osoyoos British Columbia

\$749,000

Perfect home for 2 families or someone needing a mortgage helper. Legal suite! Each floor offering 2 bedrooms, 1.5 bathrooms. Great lakeview from the upper floor. Enjoy morning coffee while soaking in the rising sun from the East facing deck. Spacious living room with cozy fireplace. Downstairs you'll find a bright walk out unit with laminate flooring. Each floor with separate meters & utilities. Big ticket items have been done. Heating/ Air conditioning units replaced in 2024 & 2016. Roof done in 2024. Plenty of parking with single car garage & shop for upper unit. Centrally located in walking distance to Town, beach & schools. A great investment to rent out up and down or live in one and rent the other. Outside of BC's Speculation Tax and Foreign Buyer Tax area. Measurements approximate and should be verified if important. (id:6769)

Partial ensuite bathroom Measurements not available

Full bathroom Measurements not available

Dining room 10' x 10'

Bedroom 10' x 10'

Primary Bedroom 12' x 14'5"

Living room 14'5" x 12'

Kitchen 12' x 10'8"

Partial ensuite bathroom Measurements not available

Full bathroom Measurements not available

Bedroom 9'7" x 10'6"

Primary Bedroom 14' x 12'

Dining room 10'2" x 9'4"

Living room 18'8" x 15'8"

Kitchen 9'10" x 11'10"

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Solutions



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.