



# 1301 BALFOUR Street Penticton British Columbia

\$699,900

Welcome home to this rancher style with basement located between two schools (Penticton High & KVR Middle), and the Penticton Regional Hospital. Beautiful original hardwood floor throughout upstairs and large windows in the living room allowing for the maximum amount of natural light to shine through. There are two bedrooms with a full bathroom, living room with a wood burning fireplace, dining room and kitchen upstairs. The downstairs basement is partially finished with one bedroom, a full bathroom, rec room, bonus room and a large storage room waiting for your ideas and finishing touches. Outdoor features a large front, side and backyard, a newly built "she shed" and a single detached car garage for extra parking or storage. This property has a large ~52x120 corner lot with alley access and is currently zoned R4 L. Book your private showing today! (id:6769)

- Storage 8' x 5'
- Utility room 14'8" x 13'2"
- Other 12'0" x 9'4"
- Recreation room 9'8" x 17'9"
- Laundry room 8'6" x 9'2"
- Bedroom 17'8" x 12'11"
- 3pc Bathroom 8'6" x 9'2"

- Bedroom 9'11" x 10'4"
- Living room 19'7" x 13'0"
- Kitchen 9'8" x 10'7"
- Dining room 9'8" x 7'8"
- Primary Bedroom 12'5" x 13'1"
- 4pc Bathroom 6'3" x 7'5"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd



Royal

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