



## 3200 Lobelia Drive Osoyoos British Columbia

\$819,000

Offering sharply priced SEMI-DETACHED SOUTH CORNER Entry Level Rancher with Walk out Basement in Sonora Gardens! This unique half-duplex-style home has 2 bedrooms, 3 bathrooms, family room, bonus room, with the office and den spaces that could be converted to a 3rd and 4th bedroom if desired. It features additional South Facing windows and offers an abundance of natural light, yet is surrounded by mature trees and water feature that provide a peaceful, private setting. The main level boasts stunning vaulted ceilings, a cozy gas fireplace, and an open-concept living and dining area, perfect for entertaining. The spacious master suite is conveniently located on the main floor, along with an office that can easily be converted into a third or fourth bedroom. The lower level features a walk-out family room, ideal for relaxing or hosting gatherings, as well as two additional rooms and a full bathroom. You'll also find a large, unfinished basement area that offers plenty of storage or the potential for future development. Hunter Douglas blinds add a touch of elegance throughout the home. With a court-ordered sale, this home is sold "AS IS, WHERE IS," presenting a fantastic opportunity to a savvy buyer. Don't miss your chance to live in this desirable neighbourhood and enjoy all the beauty and convenience it has to offer! (id:6769)

Utility room 26'3" x 23'11"

Recreation room 26'4" x 23'6"

Den 11'11" x 9'5"

Bedroom 11'11" x 14'1"

4pc Bathroom Measurements not available

Primary Bedroom 11'11" x 24'0"

Office 9'11" x 12'8"

Living room 16'1" x 27'2"

Laundry room 9'11" x 7'5"

Kitchen 11'5" x 13'0"

Other 20'8" x 28'0"

Foyer 7'8" x 13'4"

Dining room 13'6" x 10'0"

5pc Ensuite bath Measurements not available

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
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Royal

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