



## 394 VANCOUVER AVE 101 Penticton BC

\$785,000

Don't miss this exceptional half-duplex on sought after Vancouver Avenue in beautiful Penticton BC, boasting both a fantastic location in beautiful wine country and incredible investment opportunity! Adjacent to the beloved and world-famous eatery, The Bench, this property boasts an open-concept main level with spacious living area, separate dining, 2-piece bath, laundry area and a covered deck off the kitchen. Upstairs, you'll find 3 bedrooms for comfortable living with the Master having a walk-in closet and ensuite. Additionally, the lower level features a beautifully renovated, nonconforming suite with its own private patio - currently rented and generating a solid income. Enjoy the convenience of walking to the beach, marina, parks, downtown shops, vibrant restaurants and breweries, the Farmers market and the KVR trail. With convenient rear parking, this property is the perfect family home or investment opportunity. No strata fees! Don't miss out! All measurements are approx.

Living Room 12\5x13\1

Living Room 12\8x14\6

Kitchen 18\6x8\6

Kitchen 8\7x12\8

Dining Room 16\4x9\6

Entrance 5\4x5

Laundry Rm 8\3x5\4

Storage 8\5x2\7

Storage 13\8x3\9

Master Bedroom 10x9\6

Bedroom 9\3x8\1

Bedroom 11\8x13\1

Bedroom 11\7x9\5

Den/Office 6\5x8\2

2pc Bathroom

4pc Bathroom

4pc Ensuite

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE LOCATIONS WEST

nicholasparker@royallepag  
<https://nickknowshomes.com/>



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com