



# 109 GREEN Avenue Penticton British Columbia

\$678,000

Welcome to this wonderful family home offering comfort, space, and privacy. Featuring 4 bedrooms and 2 bathrooms, this home is designed to accommodate growing families and effortless entertaining. The main living area is filled with natural light, highlighted by beautiful bay windows that create a bright and welcoming atmosphere. Downstairs, enjoy a spacious recreation room complete with a pool table and bar, perfect for hosting gatherings or relaxing evenings. The lower level also includes an additional bedroom and bathroom, ideal for guests or teens. Peace of mind comes with recent upgrades including a new furnace, heat pump, eavestroughs, and hot water tank, while the roof is only five years old. Step outside to your private backyard retreat, featuring underground irrigation, a year-round hot tub, a striking wall water feature that shines in the summer months, and a convenient framed shed for added storage. A fantastic opportunity to own a well-maintained home that blends functionality, comfort, and lifestyle. Detailed Geotechnical Area (id:6769)

Utility room 2'5" x 7'2"

Storage 5'2" x 4'9"

Other 7' x 9'5"

Bedroom 11'5" x 11'

Recreation room 24'2" x 26'10"

Laundry room 6'8" x 10'11"

3pc Bathroom 8' x 7'7"

Kitchen 9'6" x 12'

Living room 13'5" x 17'9"

Dining room 9'4" x 7'7"

Primary Bedroom 12'0" x 10'6"

Bedroom 12'0" x 7'11"

Bedroom 10'6" x 10'

4pc Bathroom 9'6" x 6'6"

Listing Presented By:



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**Royal LePage Locations West Realty**

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