



# 11152 Bottom Wood Lake Road Lake Country British Columbia

\$725,000

Charming Rancher with Legal 1-Bedroom Suite on a Large Creekside Lot! Discover unbeatable value with this maintained rancher, ideally set on a large, flat 0.35-acre lot that backs onto a peaceful creek. Offering 2 bedrooms and 1 bathroom in the main home. 2nd Bedroom has the Laundry in it. This property is perfect for families, investors, or buyers seeking a fantastic mortgage helper. Step inside to find a bright, comfortable layout with gas and electric heat, a newer roof, and plenty of room to enjoy indoor-outdoor living. The partially fenced yard features a dog run, two fruit trees, and ample space for gardening, play, or relaxation. Parking and storage are a breeze with a single attached garage, concrete driveway, and RV parking. The lot is flat and usable—ideal for outdoor enthusiasts and those needing extra space. Located in a great area, you're close to schools, parks, beaches, shopping, and just a short walking distance to Wood Lake. Whether you're an investor or a homeowner looking for extra income potential, this property checks all the boxes. Don't miss this one! Homes like this—with space, location, and a legal suite—are rare. (id:6769)

Storage 4' x 6'11"

Utility room 4'7" x 4'1"

Storage 3'6" x 6'10"

Storage 4'8" x 12'4"

3pc Bathroom 6' x 11'10"

4pc Bathroom 10'11" x 4'11"

Bedroom 8'11" x 14'9"

Den 9'11" x 11'6"

Primary Bedroom 15' x 11'7"

Dining room 10' x 8'6"

Kitchen 15'7" x 19'11"

Kitchen 10'3" x 16'6"

Living room 15'4" x 18'10"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

<http://clickforhomes.ca/>



**Royal LePage Locations West  
Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
[tammykozari@gmail.com](mailto:tammykozari@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.