



# 115 Phoenix Avenue Penticton British Columbia

\$845,000

""Prime Investment Opportunity with Income Potential"" This well-maintained 4-bedroom, 2-bathroom property is ideally positioned near shopping plazas, Okanagan College, the Cannery Trade Centre, and just minutes from downtown--making it highly attractive to tenants and future buyers alike. The upper level offers a bright, open-concept layout with a spacious kitchen, dining area, living room, two bedrooms, and a full bath. The lower level features a non-conforming suite with two bedrooms, a kitchen, family room, 3-piece bath, and lock-off laundry--providing excellent flexibility for rental income, extended family, or a mortgage helper. A wraparound deck with south- and west-facing exposure enhances outdoor living, while the landscaped backyard with garden beds, lounging deck, and green space adds long-term appeal. A solid opportunity for investors seeking location, functionality, and strong income potential. Major Upgrades: Heat Pump 2025, Furnace 2025, New flooring, New Fridge upstairs/downstairs, Roof 2016, HWT 2017, Deck 2023, Electrical updated 2016. (id:6769)

4pc Bathroom 8' x 7'2"  
Bedroom 11'10" x 10'6"  
Primary Bedroom 14'6" x 10'6"  
Dining room 12'7" x 10'1"  
Living room 15'5" x 13'7"  
Kitchen 13'8" x 12'  
4pc Bathroom 6'9" x 5'11"

Foyer 7'8" x 6'10"  
Storage 8'3" x 5'4"  
Laundry room 8'2" x 5'4"  
Bedroom 12' x 11'2"  
Bedroom 14'6" x 11'4"  
Family room 18'8" x 10'11"  
Kitchen 10'2" x 7'7"

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan

<http://www.kelownahomepros.com/>



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