



## 705 Balsam Avenue 117 Penticton British Columbia

\$774,900

Exceptional Family Townhome with Unbeatable Lake Views! Welcome to one of the most desirable homes in the complex -- a rare corner end unit offering nearly 3,000 sqft of thoughtfully designed living space and panoramic lake & sunset views from both a private covered deck and lower patio. With views protected by adjoining strata lands, this home offers a unique blend of space, privacy, and lasting value. The bright, open-concept main level is ideal for everyday living and entertaining, featuring a beautifully updated kitchen with new quartz countertops, modern sink and faucet, and classic subway tile backsplash, seamlessly flowing into the dining and living areas. The main floor also includes a spacious primary bedroom with ensuite & convenient laundry. The fully finished lower level provides an expansive recreation room, additional oversized bedroom with full bathroom, and walk-out access to generous greenspace -- perfect for guests, teens, or extended family. Upstairs, you'll find an additional large bedroom plus a versatile den or home office, offering excellent flexibility for growing families. Additional highlights include central air conditioning, attached double garage, & numerous thoughtful updates throughout. Ideally located in the family-friendly Wiltse/Valleyview neighbourhood, close to schools, parks, shopping, and recreation, this is a rare opportunity to own a spacious, well-appointed home with exceptional views in one of Penticton's most sought-after areas. (id:6769)

Bedroom 12'4" x 13'8"

Office 12'4" x 14'1"

4pc Bathroom 8'1" x 5'1"

Utility room 8'3" x 5'1"

Storage 8'8" x 6'7"

Recreation room 12'5" x 19'8"

Family room 12'1" x 18'5"

Bedroom 12'4" x 13'8"

Living room 12'6" x 18'6"

Laundry room 8'3" x 7'2"

Kitchen 12'6" x 15'11"

Foyer 6'8" x 12'5"

Dining room 14'6" x 9'1"

Primary Bedroom 12'2" x 24'7"

4pc Ensuite bath 8'0" x 8'8"

2pc Bathroom 8'0" x 8'8"

Listing Presented By:



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Chamberlain Property Group

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