



# 12113 Glen Abbey Court Osoyoos British Columbia

\$799,900

Welcome to this lovely rancher rancher with a walk-out basement, perfectly situated in one of Osoyoos' most desirable neighborhoods. Enjoy breathtaking valley and lake views with the added bonus of being directly across the street from the prestigious Osoyoos Golf Club--ideal for golf enthusiasts and nature lovers. The main floor offers a spacious and functional layout featuring a formal living and dining room, a bright kitchen with a cozy nook, and a family room that opens onto a large deck. From here, soak in panoramic views of the golf course, valley, and Osoyoos Lake. The main level also includes a generous primary suite complete with en-suite bath and a walk-in closet, a second bedroom, a full bathroom, laundry room, and direct access to the attached double garage. Downstairs, the walk-out basement expands your living space with a large rec room, third bedroom, den, full bathroom, and a versatile bonus room. You'll also find a second, single-car garage--perfect for your golf cart, bikes, or extra seasonal storage. Step out onto the covered lower patio and enjoy even more outdoor living space. Additional features include ample outdoor parking, room for an RV or boat, and a beautifully landscaped yard. This property is just minutes from Osoyoos Lake, parks, schools, and all the amenities of downtown Osoyoos, making it the perfect combination of comfort, convenience, and lifestyle.

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Storage 15'4" x 7'6"

Utility room 3'3" x 12'10"

Den 7'8" x 12'10"

3pc Bathroom 9' x 5'

Bedroom 11'11" x 11'4"

Recreation room 13'10" x 15'3"

Laundry room 6'0" x 12'7"

4pc Bathroom 8'10" x 7'11"

3pc Ensuite bath 7'4" x 7'9"

Primary Bedroom 15'11" x 13'5"

Dining room 9' x 8'3"

Family room 15'11" x 16'

Dining room 10'7" x 11'

Foyer 8'6" x 12'11"

Living room 12' x 16'1"

Kitchen 11'5" x 10'4"

Listing Presented By:



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Bedroom 10'11" x 8'3"