



1306 Duncan Avenue Penticton British Columbia

\$769,000

LEGAL SUITE ALERT! Located in the desirable Columbia Heights area, this 5-bedroom, 2-bathroom split-level home offers versatility and value—just minutes from schools and local amenities. The main living features 3 bedrooms and 1 bathroom, brightened with recently updated windows throughout. Enjoy year-round comfort with a new A/C unit, and take advantage of the large covered deck with built-in lighting, perfect for entertaining or relaxing while taking in the mountain and peek-a-boo lake views. The fully self-contained legal suite below includes 2 bedrooms, 1 bathroom, and a private entrance—ideal for family, guests, or extra income. Outside backyard is fully fenced and includes a spacious storage shed with plenty of room for tools, equipment, or small workshop. Electrical has been upgraded to 200amp service and is fully underground. Don't miss this great opportunity to own a move-in ready home in a family-friendly neighbourhood with income potential and scenic surroundings. (id:6769)

Primary Bedroom 11'8" x 13'4"
Bedroom 12'10" x 9'2"
Bedroom 9'8" x 13'3"
4pc Bathroom 8'5" x 9'2"
Utility room 22'7" x 8'11"
Recreation room 22'1" x 13'2"
Living room 17'4" x 13'9"

Kitchen 14' x 9'1"
Dining room 8'7" x 10'10"
Kitchen 17'1" x 12'11"
Primary Bedroom 11'1" x 12'7"
Bedroom 9'8" x 12'7"
Full bathroom 7'10" x 5'6"

Listing Presented By:



Originally Listed by:
Royal LePage Locations West



Royal LePage Locations West Realty

484 Main Street , Penticton, BC,

Phone: 250-493-2244
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.