



## 272 GREEN Avenue 208 Penticton British Columbia

**\$345,000**

**LIFESTYLE & LOCATION WITH OUTSTANDING VALUE.** This bright (2nd Floor) 2 bedroom, 2 bathroom condo offers a functional open-concept layout with west facing mountain views. The spacious kitchen flows into the dining and living area, leading to a 250+ sq. ft. enclosed private balcony - a rare bonus space ideal for year-round enjoyment, entertaining, or relaxing. The generous primary suite features organized closet space and a 3-piece ensuite, while a second bedroom and 4-piece main bathroom provide flexibility for guests. In-suite laundry and storage room complete the interior. A key highlight is the affordable monthly strata fee that includes your baseboard heat along with hot & cold water, offering excellent value rarely found. Additional features include a private storage room conveniently located in front of the covered carport parking stall, free RV parking, and access to a social/games room and fitness area. Ideal for downsizers, retirees, or investors, this well maintained 55+ building is within walking distance to Walmart, restaurants, transit, and just a short walk to Skaha Beach. No pets. Quick possession available. Total sq.ft. calculations are based on the interior dimensions of the building at each floor level & inc. all interior walls & must be verified by the buyer if deemed important. (id:6769)

Living room 14'5" x 13'11"

Dining room 13'5" x 12'6"

Kitchen 9'11" x 13'8"

Primary Bedroom 13'4" x 13'8"

Full ensuite bathroom Measurements not available

Bedroom 14'1" x 10'10"

Partial bathroom Measurements not available

Storage 3'10" x 6'1"

Listing Presented By:



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