



## 410 ALEXANDER AVE Penticton BC

\$749,000

Okanagan Lake cottage steps to the beach. This 3 bed, 2 bath home is bright and cheery with plenty of open space for your design ideas. The front foyer opens to a living and dining area the spans the length of the home with a functional galley style kitchen at the rear of the home. An adjacent laundry/change room open to a small rear yard with open parking and laneway access. Accessing from the kitchen are 2 bedrooms and a 4-piece bath. Upstairs is another large bedroom with 3-piece ensuite at the rear of the home. A skylight brings in plenty of natural daylight. Downstairs is a good sized crawl space that could easily convert to a great playroom for kids. Currently works as a good storage area. The front and rear yards of the approx 40' wide lot are just the right size for small gardens & landscaping. Recent upgrades include hot water tank, flooring, countertops, appliances, main bath, roof, siding, decks (front and rear), eavestroughs. All measurements are approximate.

Living Room 13\6x11\6

Dining Room 13\8x8\10

Kitchen 10x8\8

Foyer 6\10x4\3

Bedroom 16\1x7\9

Bedroom 18\6x8\9

Bedroom 12\10x10\10

Laundry Rm 5\10x5\3

4pc Bathroom

3pc Bathroom



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