



# 413 Westminster Avenue Penticton British Columbia

\$678,000

This charming updated 2 bed, 1 bath character home invites you in as you enter the quaint sunporch, covered & heated for enjoyment year round. Enter this delightful home & you are greeted with beautiful laminate in the open bright living and dining areas, a gas fireplace to keep everyone cozy, country kitchen with farm sink, large laundry area and a rear patio entertaining area that leads to a delightful self-contained guest cottage. The cottage features french doors, a gas fireplace to keep you toasty, 3 piece bath, & two sunny skylights that illuminate the chic decor. Presently used for family, this guest cottage lends itself easily to future income potential, with electric and plumbing permits in place. There are 4 open parking spots and it is a 3 minute walk to Okanagan beach, downtown amenities, restaurants, breweries, the Farmer's Market and all the Penticton summer events! The big fully fenced yard with deck is ideal for sitting out and enjoying the sunset as you watch the dogs and children play and there is lots of room to plant a garden, fruit trees, or whatever you can imagine. Underground storage with outside access ideal for all your storage needs. RS-4 zoned investor double lot (5481 SF) is perfect for future development potential. (id:6769)

Sunroom 15'6" x 5'6"

Bedroom 11'9" x 8'3"

Laundry room 10'8" x 5'3"

Dining room 11'10" x 10'6"

3pc Bathroom Measurements not available

Bedroom 11'9" x 8'3"

Primary Bedroom 13'4" x 10'5"

Living room 19'0" x 12'6"

Kitchen 13'4" x 14'3"

Other 21' x 13'4"

Listing Presented By:



Originally Listed by:  
Skaha Realty Group Inc.



**Royal LePage Locations West Realty**

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