



1840 Oliver Ranch Road 44 Okanagan Falls British Columbia

\$819,900

Welcome to Valleyview Estates in sunny Okanagan Falls! This level-entry rancher offers an ideal layout for families or retirees with 3 bedrooms and 2 bathrooms on the main floor, plus 2 additional bedrooms and bathroom downstairs. The main level features a bright, open living and dining area with vaulted ceilings, a cozy gas fireplace, and patio doors leading to a sun-drenched, south-facing deck with beautiful valley and mountain views. The sunny kitchen includes warm wood cabinetry and a charming breakfast nook with bay window, perfect for enjoying your morning coffee. The primary suite is a relaxing retreat, complete with a spacious ensuite featuring a jetted tub, skylight, and a walk-in closet with convenient laundry. Downstairs, you'll find two finished bedrooms, a finished bathroom, and a large open space ready for your finishing ideas. This versatile area is ideal for kids, a recreation room, or could easily be converted into an in-law suite to help offset the mortgage. Recent updates include a newer high-efficiency gas furnace and air conditioning for year-round comfort. Outside, the yard has been FireSmarted for added safety and offers a large, flat backyard--perfect for gardening, play, or even a future pool. There's ample parking for an RV and boat, complete with a sani-dump and 30-amp plug. The oversized double garage provides excellent space for storage, hobbies, or a workshop. Welcome home to this quality family property with room to grow! (id:6769)

Storage 11'3" x 7'3"

Recreation room 30'1" x 41'6"

Bedroom 12'10" x 12'10"

Bedroom 14'11" x 14'9"

3pc Bathroom Measurements not available

Dining room 17'2" x 11'6"

Kitchen 16'9" x 10'11"

Dining nook 10'8" x 8'

Primary Bedroom 15' x 12'

4pc Ensuite bath Measurements not available

Bedroom 14'1" x 10'5"

Bedroom 11'11" x 9'8"

4pc Bathroom Measurements not available

Foyer 8'6" x 7'10"

Living room 17'2" x 15'9"

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.