



## 604 Balsam Avenue Penticton British Columbia

\$199,000

Great opportunity to build your dream home in the highly sought-after Wiltse neighborhood! This fantastic lot is located among well-established homes, offering a prime location surrounded by valuable real estate. With plenty of possibilities, you can design the perfect family home. Conveniently located right across the street from Wiltse Elementary School, this lot is ideal for families with young children. With downtown just 5 minutes away and outdoor recreation only 2 minutes from your doorstep, you'll enjoy the perfect balance of convenience and lifestyle. The property is zoned R4-L (Small-Scale Multi-Unit Residential - Large Lot), allowing for the development of up to four dwelling units, providing flexibility in your building plans. Additionally, the R4-L zoning supports the inclusion of accessory dwelling units, such as secondary suites or carriage houses, further enhancing the property's versatility and potential rental income. Notably, recent bylaw amendments have removed on-site parking requirements for these accessory units, simplifying the development process. Great opportunity--contact the listing agents today for a full information package. (id:6769)

Listing Presented By:



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