



## 6242 Kootenay Street Oliver British Columbia

\$650,000

This beautifully updated home is perfectly situated within walking distance of downtown Oliver, schools, playgrounds, the recreation center, shopping, and the hospital. Just 1.3 km from the shores of Tulehuit Lake, this well-maintained property features a stunning rear addition, creating a spacious master suite with large windows, an ensuite, and sliding doors leading to a generous covered deck. The lower level offers a bright, open-concept two-bedroom in-law suite with a full kitchen, providing great flexibility for family or guests. Sitting on a 0.16-acre lot, the property offers plenty of space for outdoor living and entertaining. The zero-scaped front and back yards ensure low-maintenance landscaping, while the hot tub provides the perfect spot to unwind at the end of the day. Tenanted, 24 hours retired. Main floor \$1900 plus utilities month to month. Basement \$1650 plus utilities. Lease until October 31, 2025. Disclosure of interest in trade: one of the sellers is a real estate licensee. For pet lovers, the air-conditioned dog house with an attached dog run ensures your furry companion stays comfortable year-round. With lane access, there is ample space for RV or boat parking. 3D TOUR LINKED! Seller is a licensed Realtor (id:6769)

Bedroom 11'1" x 10'7"

Bedroom 15'10" x 13'0"

Recreation room 20'5" x 12'1"

Kitchen 13'0" x 13'0"

3pc Bathroom Measurements not available

Foyer 7'5" x 4'11"

Bedroom 13'1" x 12'0"

Primary Bedroom 13'1" x 12'0"

Laundry room 11'9" x 6'11"

Living room 17'10" x 13'2"

Pantry 2'4" x 4'3"

Dining room 8'7" x 12'4"

Kitchen 11'6" x 14'1"

3pc Bathroom Measurements not available

3pc Ensuite bath Measurements not available

3pc Bathroom Measurements not available

Listing Presented By:



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