



6489 OKANAGAN Street Oliver British Columbia

\$475,000

Looking for a mortgage helper? This 3 bedroom house has a full basement with suite potential and secondary access! Or, turn the basement into a games room, family room, man/woman cave, craft room or more!
 Located on a corner lot with RV/boat/vehicle parking, and room to build a shop/garage. This level entry home is great for all ages with all your necessities on the main floor, an open floor plan with big windows, quaint kitchen and a large dining/living room area for entertaining! Or use the dining area for additional living space and the kitchen for your table set. The full basement has the 3rd bedroom, storage, and a large living room. Outside you'll find a private backyard deck and patio with mountain views and a 3/4 fenced-in, low maintenance yard with mature landscaping and room to have a garden or grass. Updates include 2 newer ductless heating/cooling systems for affordable utilities, water filtration system, and vinyl windows. Quick possession available! Bring your ideas - Perfect for an investment property, multi family, growing family or retiree! Centrally located minutes walk to the Hike/Bike path, skate park, schools, shopping, downtown Oliver and minutes drive to Tuelnuit Lake, the District Wine Village and more. *Pictures are digitally staged* (id:6769)

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| Family room 18'4" x 14'4" | Primary Bedroom 9'2" x 17'1" |
| Bedroom 10'8" x 8' | Dining room 12'7" x 17'4" |
| 4pc Bathroom Measurements not available | Foyer 6'3" x 3'8" |
| 2pc Ensuite bath Measurements not available | Kitchen 17' x 11'3" |
| Laundry room 5'6" x 11'4" | Living room 11'1" x 15' |
| Bedroom 10'6" x 12'6" | |

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