



# 8318 Prairie Valley Road Summerland British Columbia

\$625,000

Affordable Charm in the Heart of Summerland! Looking to simplify without sacrificing comfort or location? This well built 2022 rancher offers the perfect blend of modern convenience, privacy & walkable lifestyle- Whether you're looking to downsize to low-maintenance living or a first-time buyer avoiding strata restrictions, this is the opportunity you've been waiting for. Tucked on a spacious .15-acre lot, this 2 bed / 2 bath home features a smart, open-concept layout, vinyl plank flooring, stainless steel appliances & a full-length 4' concrete, insulated crawl space--ideal for seasonal storage or gear. The primary suite includes a 5-piece ensuite & walk-in closet, while the second bedroom & full guest bath are perfect for visiting family or a home office. Step outside into your private, tiered backyard oasis, surrounded by mature trees & space to garden, relax or entertain. Bonus perks include a Level 2 EV charger, carport parking, a garden shed, and the peace of mind that comes with new home warranty. Located just a short walk to downtown Summerland, you'll love being steps from your favorite coffee shop, grocery store, restaurants, medical clinics & more--giving you the lifestyle freedom you deserve. Don't miss this rare chance to own a nearly new home on freehold land with space to breathe & no monthly fees. Book your private tour today! (id:6769)

Other 26'0" x 12'0"

Full bathroom 9'10" x 5'2"

Bedroom 10'8" x 9'8"

Other 9'6" x 4'10"

5pc Ensuite bath 9'6" x 5'2"

Primary Bedroom 10'2" x 15'2"

Living room 14'6" x 12'6"

Kitchen 14'6" x 12'6"

Listing Presented By:



Originally Listed by:  
2 Percent Realty Interior Inc.

<http://www.liveokgn.com/>



**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.