

# \$449,000 - 5050 13th Avenue Unit# 4, Okanagan Falls

MLS® #10352442

**\$449,000**

3 Bedroom, 2.00 Bathroom, 1,335 sqft

Single Family on 1.00 Acres

Okanagan Falls, Okanagan Falls, British Columbia

Whether you're looking for your first starter home or downsizing, this is a great opportunity in Okanagan Falls! This charming 3-bedroom, 2-bathroom end unit townhome offers a comfortable and functional layout perfect for everyday living. Backing onto a peaceful creek, just steps from the iconic Tickleberryâ€™s and minutes walk from the beach, this home is all about location and lifestyle. The main floor features a bright kitchen and dining area, a spacious living room with a cozy natural gas fireplace, and direct access to a private backyardâ€™perfect for relaxing or entertaining. Upstairs includes a generous primary bedroom with a 3-piece ensuite, two additional bedrooms, and a full 4-piece bathroom. Youâ€™ll also find the laundry on this level for added convenience. With a single-car garage with custom built in storage, the complex allows pets with restrictions and approval and all ages welcome. Located close to the KVR trail, Skaha Lake, wineries, and outdoor recreation, this is an unbeatable opportunity in the South Okanagan. Donâ€™t miss your chance to call this peaceful, well-located, well-maintained townhome your own! \*All measurements are approximate, if important buyer to verify\* (id:6289)

Built in 1993

## Essential Information



Listing #	10352442
Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,335
Acres	1.00
Year Built	1993
Type	Single Family
Sub-Type	Strata

### Community Information

Address	5050 13th Avenue Unit# 4
Subdivision	Okanagan Falls
City	Okanagan Falls
Province	British Columbia
Postal Code	V0H1R4

### Amenities

Parking Spaces	1
Parking	Attached Garage
# of Garages	1

### Interior

Appliances	Range, Dishwasher, Dryer, Microwave, Washer
Heating	Forced air
Cooling	Central air conditioning
# of Stories	2

### Additional Information

Zoning	Unknown
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### Listing Details

Listing Office	eXp Realty
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