

\$639,000 - 1337 Government Street, Penticton

MLS® #10362162

\$639,000

2 Bedroom, 1.00 Bathroom, 920 sqft

Single Family on 0.17 Acres

Main North, Penticton, British Columbia

Introducing 1337 Government Street, a well-maintained 2-bedroom character home with considerable charm, situated on an expansive, flat 0.17-acre lot with convenient alley access. This property offers excellent value as either a starter home or a perfect retreat for empty nesters, with the convenience of single-level living. Ample storage is available in the unfinished basement area. The generous lot size is particularly noteworthy—currently, only half is utilized for the home's fully fenced garden and outdoor oasis living area with dedicated parking, while the remainder is maintained and offers privacy from the main road. Given the property's multi-family zoning and the City of Penticton's Official Community Plan emphasis on higher-density development, this represents an exceptional development opportunity for multiple units and developers looking for a great project that would offer access and parking off the alley, as well as a convenient location close to amenities and schools. The unique combination of a quality existing home and significant development potential creates both immediate livability and future value appreciation for any buyer. For a better appreciation of the property, click on the virtual tour link. (id:6289)

Built in 1932

Essential Information



| | |
|----------------|---------------|
| Listing # | 10362162 |
| Price | \$639,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Square Footage | 920 |
| Acres | 0.17 |
| Year Built | 1932 |
| Type | Single Family |
| Sub-Type | Freehold |
| Style | Other |

Community Information

| | |
|-------------|------------------------|
| Address | 1337 Government Street |
| Subdivision | Main North |
| City | Penticton |
| Province | British Columbia |
| Postal Code | V2A4V7 |

Amenities

| | |
|-----------|---|
| Amenities | Public Transit, Park, Recreation, Schools, Shopping |
| Features | Level lot |
| Parking | Oversize, Rear, RV |

Interior

| | |
|--------------|--|
| Appliances | Refrigerator, Dryer, Oven - Electric, Washer |
| Heating | Forced air |
| Cooling | Window air conditioner |
| # of Stories | 1 |

Exterior

| | |
|-------------------|-------------------|
| Exterior | Stucco |
| Exterior Features | Landscaped, Level |
| Roof | Asphalt shingle |

Additional Information

| | |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | Chamberlain Property Group |
|----------------|----------------------------|



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