

\$1,149,000 - 440 Merlot Avenue, Oliver

MLS® #10362721

\$1,149,000

4 Bedroom, 3.00 Bathroom, 3,774 sqft

Single Family on 0.17 Acres

Oliver, Oliver, British Columbia

Wake up to sweeping views of the lake, vineyards, and mountains from the comfort of your kitchen, dining room, living room, and primary bedroom. Just one block from Tuc-el-Nuit Lake, a sparkling spring-fed gem known for swimming, paddling, and lazy afternoons on the water, this home offers a lifestyle that blends small-town charm with natural beauty. With Tuc-el-Nuit Elementary a short stroll away and town conveniences nearby, everything you need is within reach. Step inside and youâ€™re greeted by warm, inviting spaces with quality finishesâ€”tile floors, granite counters, soft-close cabinetry, electric blinds, and a cozy fireplace that anchors the living area. The main floor features 2 bedrooms and 2 bathrooms, including a serene primary suite with a spa-like walk-through ensuite and walk-in closet. Downstairs, a craft room inspires creativity while a 2-bedroom in-law suite with private entrance, walk-out patio, and its own fireplace creates the perfect retreat for family, guests, or potential income. Built in 2016 with attention to detail, this home is more than a place to liveâ€”itâ€™s a place to love. (id:6289)

Built in 2016

Essential Information

Listing #	10362721
Price	\$1,149,000



Bedrooms	4
Bathrooms	3.00
Square Footage	3,774
Acres	0.17
Year Built	2016
Type	Single Family
Sub-Type	Freehold
Style	Ranch

Community Information

Address	440 Merlot Avenue
Subdivision	Oliver
City	Oliver
Province	British Columbia
Postal Code	V0H1T4

Amenities

Amenities	Golf Nearby, Schools
Features	Balcony
Parking Spaces	5
Parking	RV
View	Unknown, Lake view, Mountain view

Interior

Heating	Forced air, See remarks
Cooling	Central air conditioning, Heat Pump
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
# of Stories	1

Exterior

Exterior	Stucco
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office

eXp Realty



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