

\$1,249,000 - 240 Heritage Boulevard, Okanagan Falls

MLS® #10352851

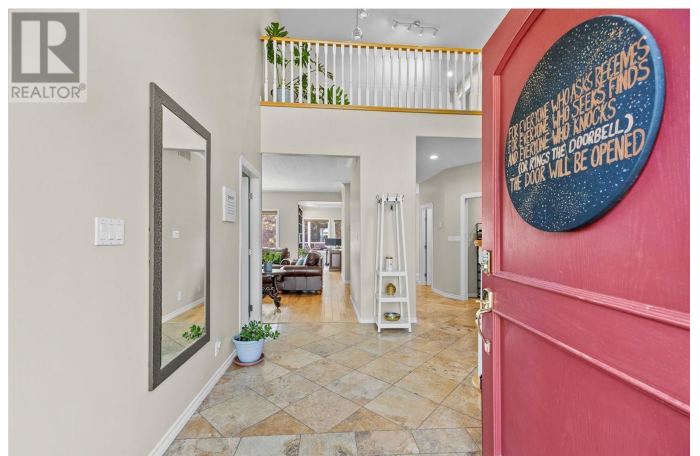
\$1,249,000

5 Bedroom, 4.00 Bathroom, 4,090 sqft

Single Family on 0.50 Acres

Okanagan Falls, Okanagan Falls, British Columbia

****OPEN HOUSE**** OCT 18th 2:00pm - 4:00pm** 240 Heritage Boulevard, a showcase home! This versatile 5 bedroom, 4 bathroom home impresses with size, design and practicality for both family living and income potential. Located in the peaceful Heritage Hills neighborhood, this 4,250 sq ft home is just 10 minutes south of Penticton, offering privacy, space, and views of lake and valley. The main level features a double garage, extra parking, a front office, and two living rooms, including two lakeview decks off the kitchen nook. Upstairs, you'll find a cozy nook, three spacious bedrooms, and two full bathrooms. The primary suite includes its own private lakeview deck, a walk-in closet, and an updated 5 piece ensuite. The lower level boasts a bright, self-contained two-bedroom BnB suite with a private patio, hot tub, and a second double garage with RV parking—perfect for extended family or rental income. This home has been thoughtfully updated with fresh paint throughout (walls, baseboards, doors in 2025), new door hardware, brand-new carpet on both staircases, a new roof in 2024, industrial hot water tank in 2024 and upgraded lighting and landscaping. Other features include in-floor heating, two gas fireplaces, and a 24' x 29' gym/studio/workshop. All situated on a private 0.5-acre lot with a natural creek and wooded ravine. Come see for yourself this all-in-one exceptional property. (id:6289)



Built in 1995

Essential Information

Listing #	10352851
Price	\$1,249,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	4,090
Acres	0.50
Year Built	1995
Type	Single Family
Sub-Type	Freehold

Community Information

Address	240 Heritage Boulevard
Subdivision	Okanagan Falls
City	Okanagan Falls
Province	British Columbia
Postal Code	V0H1R3

Amenities

Features	Private setting, Corner Site, Central island, Jacuzzi bath-tub, Two Balconies
Parking Spaces	4
Parking	Attached Garage, Heated Garage, Oversize, Rear, See Remarks
# of Garages	4
View	Lake view, Mountain view, View of water

Interior

Appliances	Range, Refrigerator, Dishwasher, Dryer, Cooktop - Gas, Washer, Water purifier
Heating	Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
# of Stories	3

Exterior

Exterior	Stone, Stucco
Exterior Features	Landscaped, Underground sprinkler
Roof	Asphalt shingle

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Royal LePage Locations West
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Listing information last updated on October 20th, 2025 at 7:16am PDT