

# \$475,000 - 217 Elm Avenue Unit# 209, Penticton

MLS® #10361296

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,259 sqft

Single Family on 1.00 Acres

Main South, Penticton, British Columbia

Adventure Awaits, Just 50 Steps to Skaha Lake! Welcome to South Okanagan living in this brand-new, never-lived-in 2-bed, 2-bath condo at Clarence House. Perfectly positioned on the sought-after northwest side, this 1,259 sq. ft. home blends modern style with everyday comfort. Inside, you'll find quartz countertops, luxury plank flooring, tiled bathrooms, and a spa-inspired ensuite with a walk-in shower. The open-concept kitchen shines with stainless steel appliances and custom window coverings, while an upgraded HVAC + ERV system keeps the air fresh and the temperature just right, year-round. But the real magic? Adventure and relaxation just across the street. Start your mornings with coffee by the beach, paddle out on the lake, or explore nearby parks—your lifestyle upgrade is truly steps away. This move-in-ready home comes with reasonable pet restrictions and, best of all, Sellers will pay GST Don't miss your chance to own new construction in one of Penticton's most desirable neighborhoods, where every day feels like a vacation. (id:6289)

Built in 2022

## Essential Information

Listing # 10361296

Price \$475,000

Bedrooms 2



|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Square Footage | 1,259         |
| Acres          | 1.00          |
| Year Built     | 2022          |
| Type           | Single Family |
| Sub-Type       | Strata        |
| Style          | Ranch         |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 217 Elm Avenue Unit# 209 |
| Subdivision | Main South               |
| City        | Penticton                |
| Province    | British Columbia         |
| Postal Code | V2A3W1                   |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Airport, Park, Recreation, Schools, Shopping             |
| Utilities      | Cable, Electricity, Natural Gas, Telephone, Sewer, Water |
| Features       | Level lot, Central island, One Balcony                   |
| Parking Spaces | 1                                                        |
| Parking        | Attached Garage, Parkade, Stall                          |
| # of Garages   | 1                                                        |
| View           | Mountain view, View (panoramic)                          |
| Is Waterfront  | Yes                                                      |
| Waterfront     | Waterfront on lake                                       |

### Interior

|                 |                                                                   |
|-----------------|-------------------------------------------------------------------|
| Appliances      | Range, Refrigerator, Dishwasher, Microwave, Washer/Dryer Stack-Up |
| Heating         | Heat Pump                                                         |
| Cooling         | Wall unit                                                         |
| Fireplace       | Yes                                                               |
| # of Fireplaces | 1                                                                 |
| Fireplaces      | Electric                                                          |
| # of Stories    | 1                                                                 |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior          | Other        |
| Exterior Features | Level        |
| Roof              | Tar & gravel |

## Additional Information

Zoning Unknown

## Listing Details

Listing Office RE/MAX Penticton Realty



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