

# \$769,000 - 1306 Duncan Avenue E, Penticton

MLS® #10365670

**\$769,000**

5 Bedroom, 2.00 Bathroom, 2,295 sqft

Single Family on 0.18 Acres

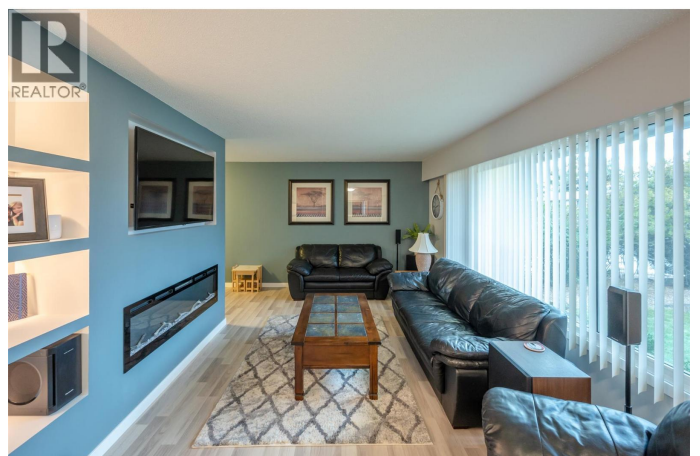
Main North, Penticton, British Columbia

**LEGAL SUITE ALERT!** Located in the desirable Columbia Heights area, this 5-bedroom, 2-bathroom split-level home offers versatility and value—just minutes from schools and local amenities. The main living features 3 bedrooms and 1 bathroom, brightened with recently updated windows throughout. Enjoy year-round comfort with a new A/C unit, and take advantage of the large covered deck with built-in lighting, perfect for entertaining or relaxing while taking in the mountain and peek-a-boo lake views. The fully self-contained legal suite below includes 2 bedrooms, 1 bathroom, and a private entrance—ideal for family, guests, or extra income. Outside backyard is fully fenced and includes a spacious storage shed with plenty of room for tools, equipment, or small workshop. Electrical has been upgraded to 200amp service and is fully underground. Don't miss this great opportunity to own a move-in ready home in a family-friendly neighbourhood with income potential and scenic surroundings. (id:6289)

Built in 1968

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | 10365670  |
| Price     | \$769,000 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Square Footage | 2,295             |
| Acres          | 0.18              |
| Year Built     | 1968              |
| Type           | Single Family     |
| Sub-Type       | Freehold          |
| Style          | Split level entry |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1306 Duncan Avenue E |
| Subdivision | Main North           |
| City        | Penticton            |
| Province    | British Columbia     |
| Postal Code | V2A2X4               |

### Amenities

|              |             |
|--------------|-------------|
| Amenities    | Schools     |
| Features     | Corner Site |
| Parking      | Carport     |
| # of Garages | 1           |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Refrigerator, Dishwasher, Dryer, Oven - Electric, Range - Electric, Washer & Dryer |
| Heating      | See remarks                                                                        |
| Cooling      | Central air conditioning                                                           |
| Fireplace    | Yes                                                                                |
| Fireplaces   | Electric                                                                           |
| # of Stories | 4                                                                                  |

### Exterior

|      |                 |
|------|-----------------|
| Roof | Asphalt shingle |
|------|-----------------|

### Additional Information

|        |             |
|--------|-------------|
| Zoning | Residential |
|--------|-------------|

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Royal LePage Locations West |
|----------------|-----------------------------|



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Listing information last updated on October 20th, 2025 at 9:01am PDT