

**1725 Duncan Avenue**  
Penticton, BC V2A 7C3



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**MLS# 10327097**



**\$749,000**

**4 Bedrooms | 3 Bathrooms | 2,634 Sqft**

**4 Beds 3 Baths** This 4-bedroom, 2.5-bathroom rancher with a full basement is located in a quiet, family neighbourhood walking distance to Columbia Elementary and just around the corner from the walking path at the top of Ridgedale. Features of this home include 3 bedrooms on the main level, a large eat in kitchen with tons of counter space, a large, bright south facing living room, and a double car garage with a new roof and alley access. The basement offers the extra space a family needs with new flooring and paint in the large family room, a fourth bedroom, a full bathroom, an abundance of storage and a large laundry room. This home has been regularly maintained and is ready for its next family to make it their own. Check out the virtual tour online and book your private viewing today.

Life Stage Employment Type Average Household Income Average Number of Children



**Dawn Ford**  
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