

	266 Alder Avenue																												
	Major Area South Okanagan					Status Active																							
	Minor Area KO - Kaleden					Possession																							
	City Kaleden					Title Freehold																							
	Type Single Family - Detached					Title Tier 2 Fee Simple																							
	Style Ranch					Price \$2,200,000.00																							
	Taxes \$8,034 (2024)					Orig. Price \$2,200,000.00																							
	MLS® 10341351					Sale Price																							
	Year Built 1963					Date Listed Mar 31/25																							
	Zoning RS2					Date Sold																							
Postal Code V0H 1K0					Status Chg. Mar 31/25																								
Strata/Assoc No / No					DOM 10																								
INTERIOR																													
Bedrooms 3					Beds Property 3					Beds Main Bldg 3					Beds Suite														
Bathrooms 2					Baths Property 2					Baths Main Bldg 2					Baths Suite														
Fin. Sqft 1,544					Beds Aux Bldg					Ensuites					Shop/Den No / No														
Above Grade 1544.0					Baths Aux Bldg					Ceiling Height					Levels 1														
Below Grade					Fireplace Gas					Accessibility					Wheelchair Access														
Unfinished Area					Fireplaces 2					Basement																			
Flooring										Windows																			
Laundry																													
Appliances																													
Interior Features																													
ROOMS (Total: 1,544 sqft)															BUILDING														
Bsmt Lower 1st 2nd 3rd 4th															Total Units														
Total Area 1544															Builder Name														
SERVICES															Foundation Concrete														
Heating Electric, Natural Gas, Baseboard, Other															Roof Tar/Gravel														
Cooling Other															Construction Block, Frame - Wood														
Water Irrigation District															Pool No - None														
Sewer Septic															Security														
EXTERIOR																													
Lot Sqft 6,534															Lot Acres 0.15														
Secure Spaces															Garage Spaces														
Garage Dimensions															Lot Dimensions														
Parking Features Additional Parking, Other															Parking Total 1														
Exterior Features Dock, Fire Pit, Private Yard, Underground Sprinkler															Directions														
Waterfront Yes - Lake Front, Other															View View, Lake, Mountain(s)														
Exterior Construction Brick															Patio/Porch														
<p>Discover this beautifully renovated mid-century modern bungalow, perfectly perched on a private lakefront lot with 80 feet of pristine beach and a sleek new 100 ft. Aluminum dock. The standout kitchen boasts a Wolf gas range, Bosch wall oven, built-in coffee maker, dishwasher, and a Fisher & Paykel fridge / wine cooler. The dock invites endless fun—swimming, paddleboarding, kayaking, or jet skiing. Tucked at the end of a tranquil no-through street, this property offers direct access to the KVR Trail—bike or stroll north to vibrant Penticton or south across the trestle bridge to charming Okanagan Falls. An entertainer's paradise and the ultimate Okanagan retreat, this home has it all. Flowing seamlessly, the open-concept living space—featuring a living room, sitting area, and dining zone—bathes in natural light, highlighted by engineered hardwood and tile floors. Home is set with close proximity to the sandy Skaha waters - enjoy direct lake access, a unique opportunity to live as close to the water as possible! Primary bedroom located at the waterfront side enjoys a spacious walk-in closet, and a spa-like ensuite with heated floors. Two additional bedrooms share a second full bathroom, heated floors, making it ideal for family or guests. These owners invested \$35,000 for a new septic system. Turn key, furnishings optional Listed By: ROYAL LEPAGE LOCATIONS WEST</p>																													
<div><div><p>Locations West Realty www.royallepage.ca/locationswest</p></div><div><p>This listing information is provided to you by: DORI MUNDAY PREC* - REALTOR® Salesperson ☎ 250-486-3865 ✉ dorimunday@gmail.com 🌐 http://www.penticton-realestate.com ROYAL LEPAGE LOCATIONS WEST ☎ 250-493-2244 📠 250-492-6640 🌐 http://www.penticton-realestate.com 484 Main Street Penticton, B.C V2A 5C5</p></div><div></div></div> <p>The above information is from sources deemed reliable but it should not be relied upon without independent verification. Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Apr 10, 2025.</p>																													