



6487 Badger St

Oliver BC

NOW \$ 529,000
MLS® 10368781



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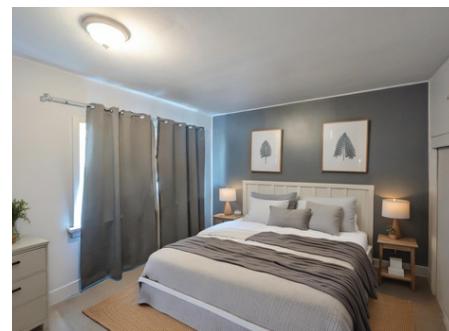
CENTURY 21. Amos Realty



THE AMOS TEAM
HOME SWEET HOME

Property Features:

- 3 Bedrooms + Bath
- 1432 SQFT Finished
- 994 SQFT Unfinished Basement
- 20 X 30 Detached Garage
- Natural Gas
- All Season Sunroom
- & 245 SQFT Loft



This charming property offers incredible versatility, whether you're looking to live, invest, or develop. Sitting on a flat 0.25 acre lot with back alley access, it's zoned RS1, allowing for multi-family development, carriage house, a home-based business, bed & breakfast, or vacation rental. The possibilities are endless! Perfectly located in a quiet, friendly neighborhood, you're just minutes from downtown, the rec center, river, hike/bike path, and more—offering the best of both convenience and lifestyle. Inside, the main floor features a bright open layout with a cozy living and dining area and all three bedrooms together on one level. The unfinished loft provides a blank canvas for your ideas—whether it's an office, studio, or extra living space—while the large unfinished basement offers laundry, abundant storage, potential for a rec room or secondary suite, and room to expand! Recent upgrades include new electrical and flooring, giving you a solid base to build upon. Outside, you'll appreciate the 20x30 detached garage with 60-amp panel, an abundance of parking for vehicles, toys, and RVs, plus the wide open yard with room to grow. This is a rare opportunity with so much potential for families, developers, or investors alike. *Some photos are digitally staged*