



1040 Laurier Avenue Kelowna British Columbia

\$849,000

Nestled in the heart of Kelowna, this beautifully updated 3 bedroom, 2 bathroom home at 1040 Laurier Ave offers the perfect blend of character, comfort, and modern upgrades. Situated on a desirable street close to downtown amenities, parks, schools, and the vibrant Okanagan lifestyle, this property is ideal for families, investors, or anyone seeking a move-in ready home with excellent flexibility. With a layout that offers suite potential. Thoughtfully upgraded over the years, the home features a new high-efficiency gas furnace, a cozy gas fireplace, and a recently replaced hot water tank for year-round comfort and efficiency. Major infrastructure improvements include upgraded interior plumbing replacing old galvanized piping, electrical upgrades, and a recently refurbished chimney. Outside, enjoy the convenience of a newly installed underground irrigation system that keeps the yard looking its best, along with a brand-new front gate that enhances both privacy and curb appeal. Security-conscious buyers will appreciate the installed security system complete with cameras. A standout feature of this property is the detached finished workshop/garage with 220-volt power -- perfect for mechanics, woodworkers, hobbyists, extra storage, or potential studio space. This is a rare opportunity to own a well-maintained and extensively upgraded property in one of Kelowna's most central and convenient locations. Pride of ownership is evident throughout this exceptional property. (id:6769)

Utility room 4'8" x 7'6"

Storage 6'11" x 4'9"

Kitchen 10'8" x 11'2"

Family room 11'3" x 18'11"

Bedroom 10'9" x 12'8"

3pc Bathroom 6'11" x 7'

Primary Bedroom 11'2" x 13'7"

Living room 14'6" x 19'8"

Kitchen 9'8" x 9'10"

Dining room 9'8" x 10'0"

Bedroom 9'10" x 12'11"

4pc Bathroom 6'5" x 6'6"

Listing Presented By:



Originally Listed by:
REMAX Kelowna

<http://www.wesellkelowna.com/>



Royal

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