



1403 Braemar Street Kelowna British Columbia

\$849,900

Welcome to this beautifully updated 3 bedroom 3 bath home with a registered LEGAL suite in the heart of Kelowna. Impressive curb appeal with MF1 Zoning, perfect for homeowners and investors alike. Situated on a quiet, family-oriented street with a sidewalk, this property offers excellent walkability and access to some of the city's top amenities. Just a 5 minute walk to the new Parkinson Rec Centre, a 1 minute bike ride to the scenic Rail Trail, and a short 3 minute drive to downtown Kelowna. The home has been thoughtfully updated with fresh paint throughout the interior and exterior. The home features central heating and A/C, with a newly installed furnace and A/C system. Flooring has been upgraded in all 3 bedrooms and basement suite's living room, giving the home a clean and cohesive look. The legal suite, registered with the City of Kelowna, can help to significantly offset a mortgage. The suite has its own private walkway and entrance, offering privacy for both the main home and suite occupants. The fenced backyard features three sheds, including a spacious 10' x 16' walk-in shed, ideal for storage or a workshop. Backyard laneway access and plenty of yard space is ideal for parking a boat or RV. Exterior enhancements include new gutters, new fencing with gates, and underground irrigation. Whether you're looking for a move-in-ready home with income potential, an investment or a holding property with future development, this property checks all the boxes. (id:6769)

Storage 10'10" x 6'6"
4pc Bathroom 5'6" x 8'2"
Laundry room 13'2" x 14'1"
3pc Ensuite bath 11'2" x 9'5"
4pc Bathroom 12'6" x 5'
Primary Bedroom 8'11" x 14'6"
Dining room 9'1" x 9'2"

Bedroom 12'6" x 11'1"
Kitchen 12'6" x 12'10"
Living room 12'5" x 18'2"
Kitchen 13'11" x 14'8"
Living room 14'4" x 14'9"

Primary Bedroom 10'1" x 12'

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

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



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.