



1404 Graham Street Kelowna British Columbia

\$849,000

CUTE HOUSE ALERT! From the original fir floors underfoot, to the working brass doorknobs, every detail whispers of quality craftsmanship built to last for generations. This home had been meticulously cared for and modern updates added, to make it comfortable for modern day life while keeping the historic feel. This charming 3-bedroom, 1-bath home offers something rare downtown; a spacious yard with a white picket fence, shaded by a magnificent heritage walnut tree and lush flower gardens. Imagine sipping coffee on the quaint back porch while enjoying birdsong in this quiet neighborhood. This 0.17 acre CORNER lot is one of the largest lots available downtown. Road access on 3 sides, and multi family zoning means excellent holding value for future development. Updates include; kitchen and lower-level flooring, the front porch rebuilt, new roof over back porch, fresh paint inside and on South exterior wall and new roof. The bathroom has been tastefully updated (and features the original cast iron clawfoot tub, so cool!) There's a double carport, and plenty of free street parking for guests. But with everything Kelowna has just outside your door, restaurants, shops, Martin Park next door, and the lake only an 11-minute walk away, you might find yourself walking or biking everywhere! If you've been dreaming of owning a cute, historic single-family home, close to downtown where you can enjoy both urban conveniences and the peace of your own space, this is it! (id:6769)

Bedroom 13' x 10'

Bedroom 12' x 12'

Dining room 7' x 7'

Laundry room 9' x 10'

4pc Bathroom 7'8" x 5'8"

Primary Bedroom 14'3" x 9'7"

Living room 17'3" x 14'8"

Kitchen 11'11" x 7'7"

Listing Presented By:



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Royal LePage Kelowna

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