



1463 Braemar Street Kelowna British Columbia

\$874,900

Discover an exceptional opportunity in a PRIME old Glenmore location! This bright & spacious 5-bedroom, 3-bathroom home offers over 2200 square feet of comfortable living space, in a family area, just minutes from downtown, Okanagan Lake, shopping, schools & just steps from bike path, Apple Bowl stadium & bus stops. The main floor features an open-concept layout w/updated kitchen overlooking a generous, fully fenced backyard, perfect for entertaining & gardening. The inviting living room incl. new blinds & a cozy gas fireplace, while the adjacent dining area, w/french doors, leads to a sunroom offering serene mountain views. The main level also hosts three well-proportioned bdrms, incl. the primary bdrm w/modern barn door leading to an updated 2-piece ensuite. Downstairs, the home continues to impress w/newer flooring throughout. A large family room w/gas fireplace provides an ideal space for gatherings. The lower level also incl. a sizable storage/workshop/flex room w/direct access to the carport, a three-piece bathroom, a laundry area & two additional bdrms. Outside, the property boasts fantastic curb appeal w/low maintenance front landscaping & a backyard designed for enjoyment, featuring a nice irrigated green space & a massive new deck & patio area. Parking is ample w/single carport, two additional uncovered spots & plenty of street parking. Currently zoned MF1, w/future C-NHD designation, this home presents a fantastic investment opportunity w/6 bdrm rental potential. (id:6769)

Laundry room 10'5" x 6'11"

Full bathroom 5'6" x 5'5"

Bedroom 10'11" x 9'0"

Bedroom 20'7" x 12'10"

Family room 13'10" x 12'9"

Storage 19'5" x 11'3"

Sunroom 12'8" x 10'0"

Bedroom 12'9" x 11'7"

Bedroom 12'9" x 11'6"

Partial ensuite bathroom 5'4" x 4'6"

Primary Bedroom 11'11" x 10'10"

Kitchen 11'11" x 11'11"

Dining room 10'4" x 10'7"

Living room 10'0" x 11'0"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

<http://www.terriann.ca/>



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