



1494/1496 Elm Street Kelowna British Columbia

\$1,000,000

A solid opportunity for investors, extended families, or buyers looking to offset their mortgage. This FULL duplex offers two separate 3-bedroom, 2-bathroom homes. One side is currently rented, while the right side (#1496) is vacant and available for immediate possession. The property has had few updates but mostly original, leaving plenty of room for to add value or personalize. Both sides have their own yards, and the right side includes a garden, mature walnut tree, grapevines, and a detached 18' x 24' garage--ideal for parking, storage, or a workshop. The property backs directly onto Duggan Park and its dog park and is located on a quiet street just off Bernard Avenue, within walking or biking distance of schools, transit, shopping, and everyday amenities. A concrete block dividing wall, two separate water services, and two sewer lines may also provide future potential for stratification. Live in one side and rent out the other, rent both units, or keep family close while maintaining separate living spaces. A practical property with strong potential. Right side is vacant for immediate possession. (id:6769)

Listing Presented By:

Originally Listed by:
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|-------------------------------|---------------------------|
| Other 10'1" x 5'2" | Bedroom 10'3" x 11'1" |
| 3pc Bathroom 6'11" x 8'0" | Bedroom 9'10" x 11'5" |
| Bedroom 10'3" x 11'1" | Family room 21'5" x 10'8" |
| Other 5'2" x 3'8" | 3pc Bathroom 7'3" x 7'1" |
| Bedroom 9'10" x 11'5" | Kitchen 17'1" x 16'5" |
| Primary Bedroom 10'9" x 11'5" | Laundry room 7'5" x 7'2" |
| 3pc Bathroom 6'11" x 8'0" | Living room 17'4" x 15'7" |
| Other 5'2" x 3'8" | Living room 17'4" x 15'7" |
| Primary Bedroom 10'9" x 11'5" | Laundry room 7'5" x 7'2" |
| Other 10'1" x 5'2" | |

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