



## 2047 Richter Street Kelowna British Columbia

\$999,000

Welcome home to 2047 Richter St! This gem has been fully renovated over the years, including an upper floor refresh JUST completed. The home was taken down to the studs in 2012 and all new plumbing, electrical, HVAC ducting and furnace, insulation, windows and drywall was completed including smooth finish ceilings, with a 200-amp service upgrade. In 2021 the basement was completed to the same standards and converted into a legal 2-bedroom suite. A/C was added around 2014, the Hot Water Tank was replaced in 2020, and the roof in 2021. There is a detached 22'x20' garage, and off-street parking for 3, with additional street parking available. Currently zoned MF1, but is located on the Richter Transit Supportive Corridor, meaning greater possible future development value through land assembly to accommodate up to approximately 6 storeys, and 1.8 FAR. Located within walking and biking distance of all downtown Kelowna has to offer, KGH and most importantly, THE BEACH! (id:6769)

Utility room 6'2" x 4'8"  
Utility room 2'5" x 4'1"  
Storage 6'1" x 7"  
Primary Bedroom 10'10" x 11'3"  
Living room 18' x 12'3"  
Kitchen 9'6" x 16'3"  
Bedroom 10'11" x 10'1"

4pc Bathroom 6'10" x 7'3"  
Bedroom 11'3" x 11'5"  
Living room 18'11" x 12'8"  
Kitchen 13'4" x 14'3"  
Dining room 9'1" x 6'2"  
Bedroom 11'3" x 10'3"  
4pc Bathroom 6'9" x 7'10"

Listing Presented By:



Originally Listed by:  
Chamberlain Property Group

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



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.