



## 2284 Aberdeen Street Kelowna British Columbia

\$799,000

Charming and centrally located 820 sq ft, 2-bedroom, 1-bath rancher with a detached garage, zoned MF4. Situated on a 0.13-acre lot, this property offers excellent redevelopment potential or a great opportunity for investors and homeowners alike. Enjoy a fully fenced, secure backyard—perfect for families and pets—along with a gated front yard featuring a carport and convenient access from the back lane. The detached single garage is well-equipped with a sink, toilet, and RV sani-dump hookup. MF4 zoning offers tremendous potential for redevelopment, ranging from infill housing to six-story apartments. Ideally located within walking distance to the hospital and beautiful waterfront parks, this property combines convenience, versatility, and future potential. (id:6769)

Other 14' x 22'

Laundry room 4'0" x 7'0"

Mud room 5'0" x 7'8"

4pc Bathroom 6'4" x 7'0"

Bedroom 8'6" x 11'0"

Primary Bedroom 11'0" x 12'0"

Kitchen 13'9" x 9'0"

Living room 15'0" x 13'0"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://www.pointrealestategroup.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.