



2490 Sexsmith Road Kelowna British Columbia

\$965,000

Set on nearly a third of an acre, this fully renovated 5-bedroom home with a LEGAL suite offers the perfect blend of space, privacy, and flexibility in North Glenmore. With 2,352 sq. ft. of updated living space, it's designed for families who want room to grow without sacrificing comfort. The kitchen has been beautifully refreshed with stainless steel appliances, a farmhouse sink, updated countertops, and a full-height herringbone backsplash. The private primary wing is a standout, featuring a stunning ensuite and oversized walk-in closet. The legal suite adds valuable flexibility, ideal for extended family or mortgage support generating approximately \$20,400 annually in rental income, while the property's flexible zoning/use allows for additional short-term rental opportunities, creating multiple income-generating options for owners and investors alike. What truly sets this property apart is the RR2 zoning. Designed to support a semi-rural lifestyle within city limits, it opens the door to home-based businesses, urban agriculture, and small-scale animal use. Whether you're dreaming of a hobby farm, running a business from home, or simply enjoying extra space and privacy, this property delivers. Extensive exterior upgrades include Hardie plank siding, board-and-batten detailing, new doors, fencing, shed, and septic improvements. The expansive lot offers ample parking and room to build a shop, office, or artist studio. All just minutes to downtown, schools, and amenities, yet surrounded by orchards for a peaceful country feel. Book your showing today. (id:6769)

Listing Presented By:

Originally Listed by:
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|--------------------------------|---------------------------|
| Other 6'3" x 9'9" | Kitchen 13'5" x 10'10" |
| 5pc Ensuite bath 8'4" x 10'10" | Dining room 9'5" x 9'9" |
| Utility room 7'4" x 13'2" | Living room 18'4" x 13'3" |
| Primary Bedroom 15'7" x 12'1" | Other 6'1" x 15'10" |

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3pc Bathroom 7'5" x 9'3"

Kitchen 12'2" x 11'1"

Other 13'0" x 3'11"