



# 2545 Colleen Road West Kelowna British Columbia

\$899,900

\* 2-BEDROOM LEGAL SUITE \* Discover an exceptional opportunity with this charming, beautifully maintained home complete with 2- bedroom legal suite, ready to provide income for savvy investors or homeowners looking to off-set their mortgage. Set on a private, expansive 0.34 acre lot with covered patio, this property is zoned for up to four dwellings offering excellent flexibility for future development. It's convenient location provides easy access to local amenities, schools, shopping, and transit, making it ideal for families, professionals, and retirees alike. \* HIGH-VALUE UPGRADES: 2025 roof (including new eavestroughs and fascia), 2025 hot water tank, 2019 furnace and kitchen cabinet re-facing - recent paint, patio finish and more. Zoning allows short-term rentals (BC and West Kelowna regulations apply). Additional features include a spacious workshop and ample parking for an RV or boat. Don't miss this rare chance to own a versatile property with big-ticket upgrades, strong income potential and future upside. Perfect home for investors or homeowners seeking flexibility and value. Call us for full details and book your viewing today! (id:6769)

Workshop 21'6" x 11'6"  
Living room 11'7" x 18'8"  
Kitchen 10'10" x 11'5"  
Dining room 10'9" x 8'11"  
Bedroom 10'10" x 11'10"  
Bedroom 11'4" x 11'6"  
Full bathroom 7'8" x 6'9"

Dining room 10'9" x 9'1"  
Office 24'1" x 11'  
Bedroom 9'4" x 12'7"  
Kitchen 10'4" x 11'10"  
Full bathroom 8'2" x 6'10"  
Primary Bedroom 10'7" x 14'5"  
Living room 13'7" x 19'6"

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan



Royal

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