



741 Yorkville Street Kelowna British Columbia

\$1,160,000

Exceptional investment opportunity just minutes from UBCO! This well-designed walkout rancher offers outstanding flexibility for investors, multi-generational families, or owner-occupiers looking to offset their mortgage with rental income. The bright and spacious main level features 3 bedrooms, 2 full bathrooms, soaring ceilings, luxury vinyl plank flooring, and an open concept kitchen, dining, and living area filled with natural light. The primary suite includes a walk-in closet and full ensuite, while a dedicated laundry room, oversized double garage with mezzanine storage, and a large view deck complete the upper level. Downstairs you'll find a legal 1 bedroom, 1 bath suite plus a separate 2 bedroom, 1 bath in-law suite. The in law suite could easily be reconnected to the main residence if additional living space is desired. Both lower suites are occupied by excellent month to month tenants who would love to stay, while the main residence is vacant as of August 1, providing immediate possession for an owner or the opportunity to secure new market rents. Situated on a corner lot with low maintenance landscaping, this property offers abundant parking on both the upper and lower levels; a rare and highly sought after feature in this university neighborhood. Enjoy beautiful mountain and valley views, strong rental demand, and an unbeatable location close to UBCO, the airport, shopping, and major amenities. (id:6769)

Laundry room 8'0" x 3'5"

Bedroom 10'0" x 12'2"

Bedroom 12'1" x 9'1"

4pc Bathroom 8'0" x 5'0"

Living room 11'8" x 15'3"

Kitchen 10'3" x 8'8"

Bedroom 9'11" x 9'11"

Bedroom 9'11" x 9'11"

4pc Bathroom 8'0" x 5'0"

Primary Bedroom 12'1" x 13'7"

Laundry room 16'2" x 15'2"

Kitchen 14'5" x 11'3"

Foyer 5'5" x 15'11"

Dining room 15'6" x 12'2"

Bedroom 10'6" x 12'0"

Bedroom 13'0" x 10'9"

4pc Ensuite bath 7'11" x 7'10"

4pc Bathroom 4'11" x 8'4"

Living room 10'6" x 12'7"

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