



# 784 Lawrence Avenue Kelowna British Columbia

\$899,900

Discover the perfect mix of development potential and historic character in this updated 1925 two-story home in downtown Kelowna. Zoned MF1 with rear lane access and designated Core Area - Neighbourhood in the 2040 OCP, the property offers excellent opportunities for multi-unit infill. Listed on the City of Kelowna's Heritage Register but not designated, the home allows flexibility for future projects while opening doors to heritage grants or a Heritage Revitalization Agreement for uses such as office space or a bed and breakfast. The 1,930 sq. ft. home features 4 bedrooms, 2.5 bathrooms, and a thoughtful mix of original details and modern upgrades. Heritage charm includes exposed brick accents, corbelled chimneys, and hardwood floors, while updates feature a renovated kitchen with custom cabinetry, stainless steel appliances, and a cozy brick breakfast nook. The main-floor primary suite offers a newly updated ensuite, with additional living space highlighted by an open-concept dining/living area and fireplace. Recent mechanical upgrades include a newer furnace, air conditioning system, offering peace of mind for years to come. The fully fenced yard includes mature landscaping, raised garden beds, and a revitalized patio, plus four off-street parking spaces and a detached garage. Steps from downtown's shops, restaurants, and the waterfront, this is a rare offering for a strong rental property or a family residence, and future redevelopment site. \$52,100 under assessed value. (id:6769)

Bedroom 7'10" x 12'9"	4pc Bathroom 7'11" x 9'7"
Bedroom 12'1" x 14'3"	3pc Ensuite bath 8'11" x 8'1"
Bedroom 10'3" x 11'11"	Primary Bedroom 11' x 13'
2pc Bathroom 6'10" x 2'9"	Kitchen 9'9" x 15'11"
Other 13'8" x 22'7"	Dining room 16'7" x 12'
Other 10'1" x 15'11"	Living room 15'11" x 14'11"
Laundry room 11'0" x 8'4"	

Listing Presented By:



Originally Listed by:

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