



## 797 Dehart Avenue Kelowna British Columbia

\$699,900

Charming character home in one of Kelowna's most walkable central locations featuring an incredible detached heated 375 sq ft shop/garage with lane access. This well maintained 2 bedroom plus office, 2 bathroom home offers 925 sq ft of bright and functional living space filled with warmth and timeless appeal. Inside you will find a bright and spacious living room, two comfortable bedrooms plus a versatile front flex room ideal for a home office or hobby space, two bathrooms, and a sunny kitchen with adjoining dining nook, great natural light, and everyday functionality. Stay comfortable year round with the newer A/C unit installed in 2024 and hot water tank replaced in 2020. The detached heated shop/garage built in 2005 is a rare and valuable bonus, perfect for secure parking, a workshop, gym, games room, hobby space, or extra storage. Added bonus of boat or RV parking with convenient rear lane access. The private backyard offers patio space for entertaining, mature trees for added privacy, plus a handy garden shed for tools, storage, or seasonal items. Zoned MF1, this property also offers future redevelopment potential for buyers planning ahead. Located just steps to Rowcliffe Park, public transit, and only minutes to the lake, beaches, downtown Kelowna, restaurants, shopping, and everyday amenities. Ideal for first time buyers, downsizers, investors, or anyone seeking a detached home with outstanding utility in a prime central location. (id:6769)

Other 20'1" x 18'5"

Full bathroom 6'4" x 8'9"

Dining room 8'11" x 5'5"

Den 9'8" x 11'4"

Bedroom 8'11" x 8'9"

Full bathroom 5'10" x 6'3"

Primary Bedroom 13'5" x 11'6"

Living room 13'5" x 13'4"

Kitchen 9'4" x 10'3"

Listing Presented By:



Originally Listed by:

Royal LePage Kelowna

<http://welcomehomekelowna.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto: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.