816 Leon Avenue Kelowna British Columbia

$679,000

Located in the heart of downtown Kelowna, this charming home offers an increasingly rare opportunity to secure a sizeable property in one of the city's most walkable and desirable neighbourhoods. Surrounded by mature trees and established homes, the property combines the character of a traditional residential setting with the convenience of downtown living. The home is currently tenanted and situated on a generous lot with ample outdoor space to enjoy today while providing flexibility for the future. Just moments from the waterfront, restaurants, shopping, parks, and everyday amenities, the location continues to be highly sought after by homeowners and investors alike. As downtown Kelowna continues to evolve, the property also presents long-term potential for future redevelopment. For those seeking a larger opportunity, the neighbouring property is also available and may be purchased together as a potential land assembly totaling approximately 0.34 acres. Buyers are encouraged to complete their own due diligence regarding redevelopment possibilities and municipal requirements. Whether you're looking for a home, a holding property, or a strategic long-term investment in a prime downtown location, this property offers exceptional flexibility and future potential. All measurements and square footage have been taken from BC Assessment and should be independently verified if important. (id:6769)

Living room ' x '

Full bathroom Measurements not available

Bedroom ' x '

Primary Bedroom ' x '

Kitchen ' x '

Listing Presented By:

Originally Listed by:
REMAX Kelowna - Stone Sisters

Royal LePage

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