



# 945 Kennedy Street Kelowna British Columbia

\$748,000

Glenmore MF1 lot with built-in equity -- priced \$80,000 below BC Assessed Value and \$150,000 below recent comparables. That's your renovation budget, already priced in. The home is a 0.21-acre bi-level with laneway access, offering 3 bedrooms and 1.5 baths up plus a 1 bedroom and half bath down -- a suite-ready layout for rental income if you wanted to add it. The torch-on roof has already been replaced, parking is not an issue, and the large shed off the laneway could easily be converted to a garage. The home needs TLC or a full renovation, and the price reflects it. The real value is in the flexibility. Renovate and hold, adding the suite for rental income. Live in the main home now and build a carriage house or duplex out back. Or explore townhomes. The best part? Ecole Glenmore Elementary is literally across the lane -- the schoolyard becomes an extension of your backyard. Watch the kids play from your deck, and send them out the back gate straight to class. Parks and shopping are just as close. You're buying \$150,000 under market on a street comping north of \$1M, with multiple exit strategies. Bring your contractor. (id:6769)

Other 18'9" x 11'2"

Full bathroom 6'10" x 6'2"

Bedroom 7'6" x 13'6"

Family room 20'4" x 13'6"

Partial bathroom 2'8" x 4'1"

Laundry room 7'9" x 9'5"

Kitchen 9'5" x 9'9"

Dining room 17'1" x 7'11"

Living room 13'10" x 15'

Full bathroom 7'2" x 6'6"

Bedroom 8'7" x 12'5"

Bedroom 8'2" x 10'7"

Primary Bedroom 11'8" x 12'5"

Listing Presented By:



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eXp Realty (Kelowna)

<https://www.sellingkelownarealestate.com/>



Royal

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