



## 1233 Ethel Street Kelowna British Columbia

\$899,000

Fantastic location featuring a 1940's adorable character home. Bright sun filled home with original hardwood. Previously a 4-bed home has been converted to a 2 bedroom but could be changed back easily. Great layout with family room conveniently located off the kitchen. Nice sized main floor bedroom features a two-piece ensuite. Lane accessed backyard with covered deck, fruit trees, garden and fully fenced for privacy or pets. This home will make a great home, rental property, or could be part of a larger multi-family future development. Zoned RU4, Duplex Housing, and has future land use designation of core area neighborhood (C-NHD). This property will be pre-zoned MF1 which will allow up to 6 units depending on development regulations (any combination of duplex, carriage house, secondary suites, or principal dwelling). Close to numerous city amenities as located close to the downtown Cultural District. Numerous designated bike routes and corridors close by including Rail Trail, Cawston and Ethel bike routes. Schools nearby and a short walk or bike ride to Okanagan Lake, restaurants, Prospera Place, public transit, shopping and much more. All measurements to be verified by purchaser if important. (id:6769)

Primary Bedroom 26'11" x 8'5"

Pantry 8'1" x 7'9"

3pc Bathroom 5'11" x 6'10"

Bedroom 11'7" x 14'1"

2pc Bathroom 3'7" x 6'10"

Bedroom 10'11" x 10'1"

Living room 14' x 13'3"

Kitchen 12'7" x 13'3"

Listing Presented By:



Originally Listed by:  
Macdonald Realty Interior

<http://www.lizathans.com/>



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