



# 1025 Laurier Avenue Kelowna British Columbia

\$699,900

Priced BELOW Assessment! A fantastic opportunity for multigenerational living, rental income, or future development, this updated character home offers exceptional privacy and flexibility. Situated on a 0.15-acre lot, the blank-canvas backyard is ideal for outdoor living ideas or a future shop. The upper level is warm and inviting, featuring two bedrooms, a full bathroom, and generous living spaces filled with natural light. Highlights include an oversized upper deck, gated backyard, and a functional layout well-suited for extended family living or rental potential. The lower level hosts a bright, fully legal 2-bedroom, 1-bath suite with a separate rear entrance. Above-grade windows flood the open great room with natural light, complemented by an upgraded kitchen, in-suite laundry, and a newer hot water tank. Thoughtful design ensures excellent privacy, with no internal access between the upper and lower homes. Developers take note: this property can be included in a two-title land assembly with the adjacent duplex at 1033/1035 Laurier, creating a prime 16,533 sq. ft. MF1-zoned development site with a combined 125 feet of road frontage. Both properties historically generated holding income. Combined package deal price \$1.785 million ( \$685k for 1025 Laurier and \$1.1 million for Duplex at 1033/1035 Laurier) A versatile offering with immediate value and long-term upside—ideal for multigenerational buyers, investors, or developers. Don't miss this exceptional opportunity. (id:6769)

Full bathroom Measurements not available

Bedroom 10'11" x 8'

Bedroom 10'11" x 9'2"

Living room 11'10" x 13'

Kitchen 11'10" x 12'9"

Full bathroom Measurements not available

Bedroom 10'7" x 7'1"

Primary Bedroom 10'7" x 9'7"

Living room 12'4" x 16'8"

Kitchen 12'4" x 9'10"

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**RE/MAX Kelowna**

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100-1553 Harvey Avenue ,  
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145  
[dallas@remaxkelowna.com](mailto:dallas@remaxkelowna.com)