



# 1171 Lawson Avenue Kelowna British Columbia

\$649,800

Immediate possession available. Centrally located half duplex offering a functional two-level layout and excellent future potential. The main floor features a bright kitchen, dining area, living room, bedroom, and a full bathroom. Upstairs, you'll find the spacious primary bedroom, a third bedroom, and an additional full bathroom, providing comfortable separation between living and sleeping areas. Step outside to enjoy the generous sized backyard, complete with a storage shed for added convenience. Situated within walking distance of Capri Shopping Centre and just minutes from downtown Kelowna's restaurants, shops, and amenities, this location offers outstanding walkability and easy access to public transit. Zoned TS1, this property also presents future development potential in one of Kelowna's most desirable central locations. An excellent opportunity for homeowners, investors, or those looking toward future redevelopment possibilities. (id:6769)

Laundry room 5'4" x 4'9"  
Full bathroom Measurements not available  
Bedroom 10'0" x 9'6"  
Primary Bedroom 13'3" x 12'3"  
Full bathroom Measurements not available

Bedroom 11'3" x 9'6"  
Family room 13'2" x 12'0"  
Kitchen 10' x 10'  
Dining room 10'7" x 10'0"  
Living room 17'0" x 10'7"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

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

**RE/MAX Kelowna**

**RE/MAX Kelowna**

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

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

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.