



## 1285 Ethel Street Kelowna British Columbia

\$775,000

Welcome to single family living in one of the trendiest neighbourhoods in the heart of the city! This charming residence features a bright and airy living area upon entry- complete with an eye catching fireplace, two comfortable bedrooms, and a well-appointed bathroom with a clawfoot tub, perfectly suited for the first time home buyer to the retiree and every stage in between. Zoned MF1, this property is permitted to hold up to six units\*, which can include a mix of duplexes, carriage houses, secondary suites, or principal dwellings, (\*subject to city development regulations), making it a smart holding or investment property. Enjoy the outdoors in your private, fenced yard, complete with covered deck, green space, and room for a garden! Additionally, there's convenient back access from the alleyway. Situated near the downtown core, this property offers convenient access to Kelowna's Cultural District, Okanagan Lake and beaches, parks, restaurants, pubs, breweries, the Okanagan Rail Trail, and the future UBCO Downtown Campus. Don't miss this unique opportunity in a prime location! (id:6769)

Primary Bedroom 10'1" x 8'4"

Living room 13'2" x 11'7"

Laundry room 7' x 5'7"

Kitchen 10'4" x 17'3"

Dining room 4'7" x 11'7"

Bedroom 10'1" x 8'3"

4pc Bathroom 9'2" x 4'8"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

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

**RE/MAX Kelowna**

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

Phone: 250-870-6145  
dallas@remaxkelowna.com

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