



# 1306 Lombardy Square Kelowna British Columbia

\$950,000

Meticulously maintained mid-century modern home in quiet Lombardy Square, just a short walk from schools, grocery stores, and coffee shops. The main level features three bedrooms and a cozy gas fireplace, while the lower floor offers a fourth bedroom, den, wood burning fireplace, and easy suite potential. Standout bonus: the garage has been converted into a detached studio complete with its own bathroom; ideal for a hair salon, nail tech, physio, chiro, or home based business. Major capital updates provide complete peace of mind, including a new roof and hot water tank (2026), updated windows (2022 & 2025), new gas fireplace (2022), AC (2021), and furnace (2020). Move in ready with unmatched flexibility for living, suite income, or running a business from home. (id:6769)

Other 24'1" x 8'3"

Storage 12'9" x 25'7"

Bedroom 10'9" x 11'6"

3pc Bathroom 5'7" x 5'8"

Recreation room 15' x 18'6"

Office 10' x 7'4"

Living room 19'4" x 13'

Dining room 9'2" x 9'8"

Dining nook 7'2" x 9'6"

Kitchen 10'7" x 10'6"

Bedroom 8'10" x 9'5"

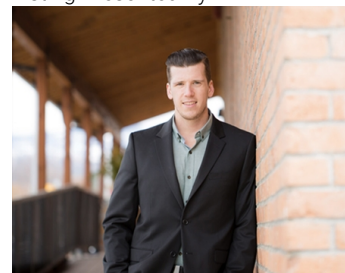
Bedroom 10'3" x 10'11"

4pc Bathroom 10'1" x 4'5"

2pc Ensuite bath 4' x 4'10"

Primary Bedroom 13'3" x 13'4"

Listing Presented By:



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