



# 1480 Leaside Avenue Kelowna British Columbia

\$750,000

Opportunity to own in one of Kelowna's most central neighbourhoods! Located in Old Glenmore, this legally suited 3-bedroom, 2 bathroom home offers exceptional versatility for homeowners & investors alike. Ideally positioned just outside the true downtown core, it delivers a rare balance of quiet residential living while keeping you only minutes from the City. The home is fully above grade, featuring bright, well-proportioned spaces throughout. Step outside to a spacious yard, easily accessed from the upper deck, offering room for entertaining, gardening, children, or pets. A single-car garage & additional parking further enhance everyday functionality. Downstairs, a fully legalized 1-bedroom suite provides a strong mortgage helper, with a reliable tenant currently paying market rent, adding immediate income security. Zoned MF1, this property also carries strong long-term value with multi-unit potential & future development upside in a highly desirable central location. Situated on a quiet cul-de-sac & surrounded by parks, this area supports an active lifestyle with walkability, biking routes, transit access, and close proximity to schools, shopping, restaurants, and everyday amenities, making it one of the most connected yet peaceful pockets in central Kelowna. Whether you're a first-time buyer, a multi-generational family, or an investor, this home delivers strong income potential, lifestyle convenience, & long-term upside in one of Kelowna's most established neighbourhoods. (id:6769)

Bedroom 11'6" x 9'3"

Primary Bedroom 13'9" x 12'7"

Other 11'1" x 3'2"

3pc Bathroom 7'8" x 9'3"

Living room 25'3" x 12'7"

Dining room 9'9" x 12'9"

Kitchen 11'9" x 12'0"

Laundry room 4'10" x 7'4"

Other 7'9" x 12'4"

Full bathroom 8'3" x 4'6"

Bedroom 15'11" x 12'4"

Kitchen 10'8" x 12'1"

Living room 11'1" x 12'1"

Listing Presented By:



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Vantage West Realty Inc.

**RE/MAX** Kelowna

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