



# 1907 Knox Crescent Kelowna British Columbia

\$1,349,900

Kelowna's Prime Location - Kelowna's most desirable neighbourhood, the Abbott Heritage Conservation Area, this property epitomizes the adage: "Location, location, location" Away from the high traffic volume on Abbott St and Hwy 97 Bridge noise. Nice quiet, side street. A mere 3-minute walk from the inviting beach and just 5 minutes away from both downtown and the hospital. It's the perfect blend of tranquility and convenience. DEVELOPMENT OPPORTUNITY HAS MANY OPTIONS. Build a carriage house or a 2nd house with a suite. Subdivide and create a new lot with its own suite potential. A new lot in this area is worth north of \$600K by itself. As for the home it has suite potential and has undergone a complete and total renovation, leaving it fully modernized and ready for you to move in hassle-free. Electrical and plumbing has been upgraded and all permitted, essentially like new. Luxurious extras abound, including a steam shower in the ensuite, a spacious walk-in closet, central air, roughed in vacuum. With 4 bedrooms and 4 bathrooms. The upstairs bedrooms feature extra side rooms, perfect for children's play areas or versatile storage solutions. 5 included appliances. New roof Aug 2023, fresh paint in and out, and new window blinds. Even the double garage has been equipped with A/C and heating. Whether you're seeking the perfect family home or a prudent investment, this property offers both. Safe partially fenced yard. 4 outdoor sheds for all kinds of storage. Call Now (id:6769)

Listing Presented By:



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**RE/MAX Kelowna**

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Other 10'6" x 7'0"

Foyer 11'0" x 8'6"

4pc Bathroom Measurements not available

Bedroom 10'0" x 10'0"

Bedroom 10'0" x 10'0"

Other 8'0" x 6'0"

Storage 14'0" x 13'0"

Laundry room 5'0" x 6'0"

Family room 14'0" x 10'0"

4pc Bathroom Measurements not available

Bedroom 12'0" x 9'0"

2pc Bathroom 6'0" x 3'0"

4pc Ensuite bath 11'8" x 9'6"

Primary Bedroom 12'8" x 10'0"

Kitchen 15'0" x 12'0"

Living room 18'0" x 12'0"

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