



# 195 Bryden Road Kelowna British Columbia

\$839,000

INVESTOR/DEVELOPER ALERT! Presenting a rare find: 4 beds, 2.5 baths on a generous .21-acre lot in a highly sought-after area poised for development, surrounded by new projects currently underway. This meticulously maintained home features a family room, spacious bedrooms, well-appointed kitchen, and dining area with main floor full and half baths. Enjoy seamless indoor-outdoor living with a walkout kitchen leading to a deck, perfect for entertaining on sunny days. The lower level offers a large living area, additional bedrooms, and another full bathroom. Recent updates include replaced windows, a spacious fenced yard, ample parking including RV space, and a detached workshop equipped with a 220v outlet. Conveniently located near schools, parks, and public transit, this property is an excellent choice for families or investors seeking rental income potential of up to \$3500/month. Measurements are approximate. Schedule your private viewing today to explore the full potential of this exceptional property! (id:6769)

Storage 22'0" x 12'0"  
Bedroom 10'9" x 12'6"  
Full bathroom 8'0" x 8'0"  
Bedroom 9'5" x 12'0"  
Living room 24'0" x 11'8"  
Primary Bedroom 13'0" x 11'0"  
Kitchen 10'0" x 11'0"

Laundry room 7'0" x 6'0"  
Partial bathroom 7'0" x 3'0"  
Dining room 9'6" x 11'0"  
Family room 19'2" x 12'3"  
Bedroom 13'0" x 10'0"  
Full bathroom 9'4" x 8'3"

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan

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

**RE/MAX Kelowna**

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