



## 319 Arab Road Kelowna British Columbia

\$935,000

This inviting 2009-built rancher in a family-friendly Kelowna neighborhood blends comfort and investment potential. The wheelchair-friendly upper floor features an open-concept kitchen, living, and dining area. The kitchen boasts solid oak cabinetry, stainless steel appliances, a built-in oven, and a cooktop, with a spacious deck off it for entertaining. The master bedroom offers a walk-in closet with custom cabinetry and an ensuite with double sinks. Two more bedrooms and a full bathroom complete the upper level. Downstairs, two one-bedroom, one-bath rental suites generate \$3,460 monthly. Each has a private patio and shares a washer and dryer. Though tenant-occupied and somewhat cluttered, the suites have great layouts. A double car garage adds convenience. Located within a 5km drive of Kelowna International Airport, dining, and golf courses, this property is ideal for investors seeking cash flow or families needing extra income in a vibrant community. (id:6769)

Living room 16'0" x 10'10"

Living room 12'0" x 11'7"

Bedroom 9'10" x 11'1"

Bedroom 11'7" x 9'9"

Full bathroom 5' x 8'

Full bathroom 5' x 8'

Kitchen 18'4" x 11'7"

Primary Bedroom 14'11" x 18'6"

Living room 12'0" x 18'2"

Kitchen 12'1" x 11'7"

Foyer 7'4" x 18'8"

Dining room 6'8" x 9'0"

Bedroom 8' x 10'6"

Bedroom 8'0" x 14'6"

Full ensuite bathroom 8'10" x 8'10"

4pc Bathroom 11'7" x 5'5"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

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