



# 432 Wardlaw Avenue Kelowna British Columbia

\$1,150,000

Prime Kelowna South Revenue Property - Exceptional Location & Lifestyle: Rare opportunity to own in one of Kelowna's most sought-after neighbourhoods. Ideally located between Pandosy Street and Abbott Street, this property offers outstanding walkability and is only steps from Okanagan Lake, sandy beaches, waterfront parks, Kelowna General Hospital, and the vibrant Pandosy Village district with its popular restaurants, cafés, boutiques, and everyday amenities. This versatile property features a spacious upper-level 2-bedroom plus den suite and a self-contained 2-bedroom lower-level suite with separate access and direct walkout to a private backyard. With no interior staircase connecting the suites, both levels offer excellent privacy and flexibility for investors, multi-generational living, or those seeking a mortgage helper. Reliable month-to-month tenants are currently in place in both suites, providing immediate rental income. Additional features include ample parking, new laminate flooring in the lower suite, and a roof replaced in 2014. Whether you're looking for a solid revenue property, a live-up/rent-down opportunity, or a future family home in an unbeatable location, this is a rare chance to secure a property in the heart of Kelowna South. (id:6769)

Full bathroom Measurements not available  
Den 9' x 8'  
Bedroom 12' x 10'  
Primary Bedroom 12' x 11'  
Dining room 12' x 7'  
Kitchen 16' x 8'

Living room 15' x 12'  
Full bathroom Measurements not available  
Bedroom 10' x 9'  
Bedroom 12' x 10'  
Kitchen 10' x 7'  
Living room 15' x 11'

Listing Presented By:



Originally Listed by:  
Royal LePage Westside

**RE/MAX Kelowna**  
**RE/MAX Kelowna**

100-1553 Harvey Avenue ,  
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145  
dallas@remaxkelowna.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.