



695 Girard Road Kelowna British Columbia

\$816,900

BIG HOME, BIG LOT & BIG POTENTIAL! Welcome to 695 Girard Road, a spacious 6-bedroom home offering over 3,000 sq. ft. of living space on a generous 0.22-acre RU1-zoned lot. Featuring a 4-bedroom upper residence plus a 2-bedroom main-level suite, this property offers excellent flexibility and income potential for investors, extended families or buyers looking to build equity. Built in 1974, the home has great bones but requires updating and some TLC throughout—an opportunity reflected in the price. Outside, you'll find a large yard and an abundance of parking with plenty of room for vehicles, an RV, boat and all the toys. The elevated setting provides mountain views along with a more rural outlook to the rear. The location is fantastic—just steps from Rutland Elementary, Rutland Recreation Park, Rutland Arena, Kelowna Family YMCA and Okanagan Gymnastics, with Rutland Secondary, shopping, restaurants and Ben Lee Park nearby. Convenient access to UBCO, Kelowna International Airport and the route to Big White. Over 3,000 sq. ft., 6 bedrooms, income potential, a large lot and tons of parking—bring your ideas and make it your own! (id:6769)

Dining room 9'3" x 13'8"

Bedroom 8'8" x 15'6"

Bedroom 8'10" x 12'2"

Bedroom 8'10" x 12'2"

Full bathroom 7'5" x 7'11"

Partial ensuite bathroom 7' x 12'6"

Primary Bedroom 15'7" x 19'3"

Living room 13'7" x 21'8"

Kitchen 11'5" x 13'5"

Other 6'10" x 12'

Full bathroom 7'5" x 7'11"

Laundry room 7'11" x 10'

Bedroom 9'8" x 15'

Bedroom 10'6" x 16'5"

Living room 13'6" x 21'2"

Kitchen 13' x 20'7"

Listing Presented By:



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<http://www.davealton.ca/>

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