



## 716 Lawson Avenue Kelowna British Columbia

\$838,000

Tucked into one of Kelowna's most walkable neighborhoods, 716 Lawson Avenue puts you minutes from downtown shops, restaurants, and the beach, the kind of location where you can leave the car parked all weekend. This 3 bedroom, 2 bathroom home has been thoughtfully updated over the years, so the big-ticket work is already done. Since 2014, the kitchen cabinets, windows, front door, flooring, appliances, and electrical have all been refreshed, along with an on-demand hot water system, added attic insulation, skylight tubes that pull natural light deep into the home and a gas fireplace insert for coziness in the living room. The roof was replaced in 2012. A bonus loft gives you flexibility -- home office, studio, reading nook, or extra storage, it's yours to shape. Out front, a generous yard and private porch set the tone. Out back, a large deck overlooks a quiet yard that's ready for summer dinners, morning coffee, or kids and pets to roam. The real bonus: a self-contained 1 bed/1 bath in-law suite with separate laundry, ideal for extended family, guests, or mortgage-helping rental income. TS1 -- New Transit Supportive Corridors designation. This forward looking zone was established to pre zone key corridors for higher density, mid rise housing, meaning this property carries serious long term development potential (subject to lot specifics and City approvals). Whether you're an investor, a builder, or a homeowner thinking generationally, that's a rare piece of upside to hold. Move in ready today and future ready for tomorrow. (id:6769)

Other 7'8" x 35'7"

3pc Bathroom 5'11" x 6'6"

4pc Bathroom 8'6" x 6'7"

Bedroom 9'0" x 12'4"

Bedroom 10'6" x 10'8"

Primary Bedroom 11'8" x 10'6"

Kitchen 21'7" x 13'4"

Dining room 10'3" x 13'4"

Living room 13'1" x 13'3"

Sunroom 5'6" x 11'6"

Full bathroom 7'4" x 10'1"

Bedroom 10'3" x 10'1"

Living room 30'5" x 13'0"

Kitchen 13'3" x 10'4"

Listing Presented By:



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**RE/MAX Kelowna**

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

Phone: 250-870-6145  
[dallas@remaxkelowna.com](mailto:dallas@remaxkelowna.com)

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