



# 741 Clement Avenue Kelowna British Columbia

\$760,000

Welcome to 741 Clement Ave – where modern living meets Kelowna's vibrant downtown lifestyle! This 3-bedroom, 3-bathroom townhouse with a legal 1-bedroom suite isn't just a home, it's an opportunity to live in the heart of it all. Step inside to a bright, open-concept main floor that flows seamlessly from the kitchen and living area to a sun-soaked south-facing patio—perfect for sipping your morning coffee or raising a glass of local craft beer in the evening. Upstairs, the spacious primary bedroom with ensuite is complemented by two additional bedrooms and a full bathroom, giving you plenty of space for family, guests, or a home office. The legal 1-bedroom suite on the lower level, complete with its own entrance, kitchen, laundry, and bathroom, offers income potential or a stylish private retreat for extended family. Outside your door, experience Kelowna's buzzing downtown: walk to craft brewpubs, coffee roasters, art galleries, boutique shops, and live music venues—or take a quick stroll to Okanagan Lake for beach days and paddleboard sunsets. Add in a detached garage plus extra parking, and you've got the complete package. This is more than a home—it's a lifestyle. Court Ordered Sale. Property sold "as is, where is." (id:6769)

Primary Bedroom 12'1" x 19'6"

Bedroom 8'10" x 12'9"

Bedroom 8'9" x 10'9"

4pc Ensuite bath 8'0" x 4'10"

4pc Bathroom 8'0" x 4'11"

Kitchen 11'11" x 10'9"

Family room 12'1" x 14'5"

Bedroom 9'11" x 12'6"

4pc Bathroom 7'10" x 11'11"

Living room 12'9" x 12'0"

Kitchen 11'7" x 13'1"

Dining room 12'1" x 13'9"

2pc Bathroom 4'11" x 4'10"

Listing Presented By:



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Royal LePage Kelowna

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

**RE/MAX Kelowna**

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