



# 853 Hammer Avenue Kelowna British Columbia

\$888,000

Excellent MOVE IN READY RANCHER located in the highly desirable LOWER MISSION neighborhood, offering over 2,000 sq. ft. of well-maintained, Functional living. This 4-bedroom, 2-bathroom home sits on a large, flat, fully fenced private lot-ideal for families, pets, and outdoor entertaining. The property also offers excellent SUITE POTENTIAL with a separate entrance to the lower level, giving buyers plenty of options for customization or income opportunities. Key home systems have been modernized with updated windows and doors (approx. 2009), a hot water tank replaced around 2 years ago, and efficient forced air heating with central air conditioning, with recent updates including a new stove, microwave, and bathtub, as well as fresh paint throughout. Plumbing is a mix of copper and PEX, electrical is aluminum wiring. Ideally located just a short walk to Bellevue Creek Elementary and OKM Secondary, and minutes from the H2O Adventure + Fitness Centre, parks, beaches, and shopping. This is a rare opportunity to own a lovingly cared-for home in one of Kelowna's most sought-after communities. (id:6769)

Office 13'5" x 10'5"  
 Laundry room 12'10" x 7'4"  
 Bedroom 10'7" x 13'9"  
 Bedroom 12'2" x 15'6"  
 3pc Bathroom 6'3" x 8'  
 Primary Bedroom 12'11" x 11'10"

Living room 14'2" x 17'11"  
 Kitchen 13'4" x 12'  
 Dining room 13'4" x 9'1"  
 Bedroom 11'8" x 8'10"  
 4pc Bathroom 12'11" x 7'11"

Listing Presented By:



Originally Listed by:  
 Royal LePage Kelowna

**RE/MAX Kelowna**

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