



858 Coronation Avenue Kelowna British Columbia

\$834,900

FLEXIBILITY, CHARM AND CHARACTER IN DOWNTOWN KELOWNA-- as a HOME, AN INVESTMENT OR BOTH! NORTH KELOWNA HOME WITH LEGAL SUITE...Strategically located in Kelowna's hottest area of revitalization and build out area. Just steps from UBC's new downtown campus, the Arts district, Parks, Restaurants, Prospera, the Beach, Rail trail and Lake! A rare opportunity! This beautiful well maintained home features a two bedroom main floor primary living, plus a legal one-bedroom mortgage helper in a bright daylight basement with separate entrance and shared laundry. Lots of upgrades including updated roof (2022), furnace (2018) and central air conditioning (2018) for summer comfort, sewer line (2021), newer appliances, upgraded electrical (2020). The upstairs is adorable - full of warmth and character. Maple Hardwood floors, interior Glass door, and Open plan. Large wood eat-in kitchen up overlooks warm inviting Living room with big picture window. 4 piece main bathroom. A well maintained home to live in or invest in! Situated on a Lovely Mature Landscaped lot complete with pergola, patio, quaint detached workshop/garage, fenced with alley access! Recent MF1 zoning changes allow future development, including carriage home or fourplex, and combined with others properties, maybe more! Older 1 Bed Suite is legally non-conforming. (Note interior pictures are from a couple years ago, some colors changed to more neutral). Vacant up for July 1, Down Suite rented month to month. (id:6769)

Utility room 3'7" x 3'1"

Storage 11'1" x 4'5"

Laundry room 12'8" x 8'1"

4pc Bathroom 7'9" x 4'11"

Bedroom 11'9" x 11'2"

Primary Bedroom 11'4" x 12'11"

Living room 13'6" x 19'11"

Kitchen 13'5" x 16'5"

Full bathroom 6'10" x 4'10"

Bedroom 13'8" x 10'10"

Living room 16' x 12'11"

Kitchen 10'10" x 11'6"

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna

<http://swproperties.ca/>

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.