



859 Lawson Avenue Kelowna British Columbia

\$1,100,000

Two Fully Self-Contained Suites - 5 Beds, 3 Baths, Income Potential! Rare opportunity to own a full duplex-style property with two independent suites, each with private entrances, separate yards, and parking. Ideally located just a 10-minute walk to the lake, 35 minutes to Knox Mountain, and biking distance to KGH. Suite A (entrance off alley): 3 bedrooms including a bright corner primary with 3-piece ensuite and high-efficiency windows throughout. Main bath has been updated and features a tub. Character-filled kitchen with built-in dining nook and pantry/storage area. Living room warmed by an updated gas fireplace—very efficient. Fenced yard with dog run, storage shed, shop with covered patio, and underground sprinklers. 3 parking stalls off alley plus street parking. Suite B (entrance off Lawson Ave): 2 bedrooms with large closets, 1 full bath with tub, vanity, and extra storage cabinet. Laundry room (behind closet doors) with washer/dryer, hot water tank (replaced May 2025), and shut-off valves. Kitchen will be updated. Fully fenced yard, 2 storage sheds, 2 parking stalls, and street parking (city permits available). Includes portable A/C, underground sprinklers, and high-efficiency windows. Electric baseboard heat. Updated plumbing in 2017 (Poly-B removed). Great investment, multi-gen living, or live in one suite and rent the other! (id:6769)

Storage 13'7" x 2'5"	4pc Bathroom 8'11" x 5'10"
Primary Bedroom 12'9" x 13'8"	3pc Bathroom 7'9" x 4'11"
Living room 16'5" x 13'10"	Primary Bedroom 10'7" x 9'
Laundry room 9'1" x 7'10"	Living room 14'4" x 13'3"
Kitchen 21'4" x 11'4"	Laundry room 5'2" x 6'6"
Foyer 8'5" x 5'5"	Kitchen 14'4" x 8'1"
Bedroom 11'7" x 10'9"	Bedroom 10'7" x 8'10"
Bedroom 7'10" x 11'5"	4pc Bathroom 11'8" x 6'6"

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