



863 Hammer Avenue Kelowna British Columbia

\$1,149,000

Welcome to 863 Hammer Avenue, a true Lower Mission family home offering the space, yard, and flexibility that are increasingly hard to find. Set on a 0.21-acre lot, this 5-bedroom plus den/media room home provides plenty of room for a growing family, guests, and a home office. The home has been recently refreshed with updated lighting, new bathroom flooring, and a full exterior repaint of the stucco and trim. The front yard has also been opened up with the removal of the previous fence and extensive yard work, creating a welcoming curb appeal. These updates add to the many improvements completed over the years, including major-ticket items. The split-level design provides natural separation between living spaces and bedrooms, while the den/media room offers added flexibility. A substantial crawl space, conveniently accessed from the laundry room, provides excellent storage. Outside is where this property truly shines. The expansive lot features a large backyard with plenty of room for kids and pets to play, garden, entertain, and enjoy the Okanagan sunshine. A hot tub and outdoor shed add functionality, while generous parking accommodates multiple vehicles, an RV, or boat. There is also ample room to add a pool and create your own backyard retreat. Ideally located close to schools, parks, transit, shopping, everyday amenities, and Okanagan Lake, 863 Hammer Avenue is a home designed to grow with your family for years to come. Full list of improvements available upon request. (id:6769)

Bedroom 13'1" x 9'9"	Laundry room 16'3" x 11'6"
Bedroom 13'1" x 9'11"	Full bathroom 8'2" x 6'7"
Full bathroom 7'2" x 8'3"	Family room 11'6" x 19'2"
Partial ensuite bathroom 4'6" x 5'2"	Foyer 5'10" x 6'7"
Primary Bedroom 18'2" x 17'8"	Dining room 11'10" x 9'2"
Bedroom 11'6" x 9'5"	Living room 19'3" x 14'0"
Bedroom 10'2" x 9'3"	Kitchen 11'8" x 10'0"

Listing Presented By:



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Century 21 Assurance Realty Ltd

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