# 950 & 952 Stockwell Avenue Kelowna British Columbia

$1,258,000

Two homes, one property, exceptional opportunity! Welcome to 950 & 952 Stockwell Avenue, situated on a beautiful tree-lined street in Kelowna North, minutes from the Cultural District, Brewery District, Rail Trail, beaches and downtown amenities. This unique and well maintained property offers a charming 1966 main home with 4 bedrooms and 2 bathrooms, plus a separate 3-bedroom, 2-bathroom carriage house built in 2004. Accessed from a wide rear laneway, the carriage house offers exceptional privacy with its own fenced yard, cozy shaded patio, single garage and additional parking stall. Substantially renovated in 2023 with approximately $60,000 in improvements, including new appliances, ""smart"" thermostat & LED lighting, upgraded attic insulation, and modernized smooth ceilings. Currently vacant, with furnishings negotiable, it presents an excellent turnkey opportunity for extended family, rental income, or potential short-term rental use, subject to approvals. The main home features updated windows, new laundry and updated lighting in living room and basement. Adding further value is the property's future redevelopment potential for up to 6 units, subject to municipal requirements. Enjoy the mature trees, generous front yards and exceptional central location. Live in one, rent the other, or invest in the future! (id:6769)

Bedroom 15'1'' x 8'8''
Primary Bedroom 15'1'' x 10'11''
4pc Bathroom 4'10'' x 8'10''
Storage 6'10'' x 4'8''
Recreation room 21'8'' x 11'4''
Laundry room 19'6'' x 11'2''
Bedroom 8' x 10'9''
Bedroom 11'10'' x 10'8''
2pc Bathroom 4'3'' x 5'2''

Living room 15'11'' x 12'5''
Kitchen 11'9'' x 10'11''
Other 20'1'' x 12'7''
Bedroom 7'11'' x 10'8''
3pc Bathroom 7'1'' x 5'4''
Primary Bedroom 12'7'' x 10'7''
Living room 15'8'' x 12'1''
Kitchen 14'1'' x 11'4''
Other 11'4'' x 20'4''

Listing Presented By:

Originally Listed by:
Coldwell Banker Horizon Realty

RE/MAX Kelowna

**RE/MAX Kelowna**

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Utility room 4'11" x 9'11"

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