



# 1531 Lawrence Avenue Kelowna British Columbia

\$1,100,000

Nestled at the coveted corner of Lawrence and Alta Vista cul-de-sac, this charming abode presents an exceptional opportunity for those with an eye on the future. Boasting three bedrooms and two bathrooms in the main dwelling, complemented by a bright and spacious ground-level suite featuring an additional bedroom and bathroom, this home beckons with promise. Positioned on a generous lot spanning 0.165 acres, with approximately 170 feet of street frontage, astute investors are already envisioning the boundless potential of this prime locale. Situated along the bustling shopper shuttle bus route, the stage is set for future zoning developments that could further enhance the value of this property. The residence itself exudes timeless appeal, showcasing meticulously maintained oak hardwood flooring, staircase, and kitchen cabinets, embodying both elegance and durability. Recent upgrades including a newer roof, hot water on demand, and central air conditioning installed in 2018, ensure modern comfort and efficiency. Adding to the allure, the expansive corner lot features an attached double garage and ample parking space for up to six vehicles, a boat, or even a sizable RV. Delightful touches abound, with two majestic walnut trees gracing the front yard, while a verdant oasis awaits in the backyard, adorned with a vibrant purple plum and verdant green apple tree. Embrace the promise of tomorrow in this idyllic retreat, where every corner whispers of opportunity and possibility. (id:6769)

Sunroom 7'11" x 17"

Full bathroom 7'10" x 11'6"

Bedroom 9'9" x 10'4"

Bedroom 9'7" x 9'4"

Full ensuite bathroom 6'2" x 6'2"

Primary Bedroom 13'8" x 15'1"

Kitchen 11'0" x 11'0"

Living room 12'3" x 12'6"

Den 11'3" x 5'4"

Utility room 8'4" x 11'6"

Foyer 8'0" x 14'9"

Full bathroom 5'11" x 11'6"

Bedroom 11'3" x 9'0"

Kitchen 11'0" x 11'0"

Listing Presented By:



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Royal

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Dining nook 15'8" x 13'4"

Living room 11'8" x 10'11"

Dining room 9'8" x 11'1"