



# 853 Wilson Avenue Kelowna British Columbia

\$1,399,888

RU7!! This 3 unit, beautifully maintained property is an extremely unique opportunity to find in a highly developing neighbourhood in sought after Kelowna North. Located near the corner of Wilson & Ethel, you are walking distance to everything downtown Kelowna has to offer - beach, shops, restaurants, breweries & Knox Mountain hiking/biking trails. The main home was substantially renovated in 2008 and offers a 2 bed, 1 bath home with in suite laundry, 5' crawl space, AC and private front patio/garden. There is a 2 level addition with 2 self contained suites on the back. The lower level is a 2 bed, 1 bath spacious layout with storage, in suite laundry, a private south facing patio and great parking. The upper suite, which is owner occupied, has 2 large bedrooms, 2 bathrooms and has been recently updated. The new kitchen has SS appliances with induction stove, new flooring, vaulted ceilings and a bonus huge storage room. The large south facing patio with pergola is a perfect spot to enjoy sunny afternoons with a mountain view. The laneway offers parking for 5 plus a detached single garage with new motorized garage door. This property has been meticulously maintained and is completely turn key for the perfect triple income property and there is opportunity to capitalize on the 4 dwelling zoning in the future. (id:6769)

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|----------------------------|-----------------------------|
| Bedroom 13'3" x 12'5"      | Primary Bedroom 12' x 13'1" |
| Kitchen 10' x 8'8"         | Storage 8'11" x 11'2"       |
| Laundry room 7' x 9'1"     | Utility room 15'3" x 12'11" |
| Full bathroom 5' x 8'3"    | Laundry room 5'4" x 6'2"    |
| Living room 16'5" x 20'    | Full bathroom 6'10" x 8'    |
| Bedroom 14'9" x 8'8"       | Living room 12'1" x 12'1"   |
| Kitchen 15'2" x 15'11"     | Primary Bedroom 9'4" x 11'  |
| Full bathroom 9'3" x 5'11" | Bedroom 8'10" x 11'         |
| 3pc Bathroom 4'7" x 11'8"  | Kitchen 13'1" x 12'         |
| Living room 13' x 11'8"    |                             |

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