



## 1403 Braemar Street Kelowna British Columbia

Glenmore

**\$849,900**



Welcome to this beautifully updated 3 bedroom 3 bath home with a registered LEGAL suite in the heart of Kelowna. Impressive curb appeal with MF1 Zoning, perfect for homeowners and investors alike. Situated on a quiet, family-oriented street with a sidewalk, this property offers excellent walkability and access to some of the city's top amenities. Just a 5 minute walk to the new Parkinson Rec Centre, a 1 minute bike ride to the scenic Rail Trail, and a short 3 minute drive to downtown Kelowna. The home has been thoughtfully updated with fresh paint throughout the interior and exterior. The home features central heating and A/C, with a newly installed furnace and A/C system. Flooring has been upgraded in all 3 bedrooms and basement suite's living room, giving the home a clean and cohesive look. The legal suite, registered with the City of Kelowna, can help to significantly offset a mortgage. The suite has its own private walkway and entrance, offering privacy for both the main home and suite occupants. The fenced backyard features three sheds, including a spacious 10' x 16' walk-in shed, ideal for storage or a workshop. Backyard laneway access and plenty of yard space is ideal for parking a boat or RV. Exterior enhancements include new gutters, new fencing with gates, and underground irrigation. Whether you're looking for a move-in-ready home with income potential, an investm...



**RE/MAX Kelowna**  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada

**Paul Neufeld**

RE/MAX Kelowna

Phone: (250) 470-1044

<http://www.neufeldhomes.com/>

