



## 1907 Knox Crescent Kelowna British Columbia

Kelowna South

**\$1,249,900**



Prime Location in Kelowna's Abbott Heritage Conservation Area Just a 1-minute walk to Abbott St walking and bike paths, this home sits on quiet Knox Ave—a peaceful side street. A 3-minute walk takes you to Kelowna's best sandy beaches on Beach Ave, Vimy, or Burne. Or head to Hot Sands Beach at City Park. The hospital and downtown are just 5 minutes away, and Pandosy District is a 15-minute walk. Boasting 4 spacious bedrooms and 4 modern bathrooms, the home has undergone a complete renovation, including new electrical and plumbing, all permitted—essentially like new. The luxurious master ensuite features a steam shower, and the walk-in closet offers ample storage. Enjoy the comfort of central air, with 5 appliances included. Fresh paint inside and out, new window blinds, and a new roof (installed August 2023) round out the modern updates. The double garage has been upgraded with A/C and heating for year-round comfort. The safe, partially fenced yard features sheds for extra storage. Whether you're seeking a family home or an investment, this property offers endless possibilities. Development options include building a carriage house, adding a second home with a suite, or subdividing the lot to create a new property with suite potential—new lots in this area are worth over \$500K. Buyer to do due diligence. This home combines luxury, convenience, and incredible investment po...



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