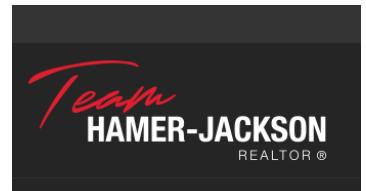


PRICED TO SELL! This home comes with a 0.18-acre lot and offers solid bones and exceptional potential for the right buyer. Currently configured as a 3-bedroom, 1-bathroom home, it was previously set up as a 4-bedroom, 2-bathroom property with a 2-bedroom suite downstairs and 2 bedrooms upstairs, offering excellent opportunity to restore the suite layout. The upper level is spacious and features a large kitchen with ample counter and cabinet space, a bright living room, dining room, two generously sized bedrooms, separate laundry, a full bathroom, and a sunroom. Downstairs there is a spacious living area, one bedroom, and laundry room. With renovations, a kitchen, additional bedroom, and bathroom could be added to complete a 2-bedroom suite. This home requires interior work, particularly in the basement, and is a true handyman special with tons of upside. Outside, enjoy plenty of parking, including an attached carport plus a detached garage. BC Assessment places the land and improvements at \$746,000, underscoring the solid underlying value of this generous lot. An excellent opportunity for builders, investors, or first-time buyers. Property sold "as is, where is." (id:6769)

**Sanam Klar**

Oakwyn Realty Ltd.

Phone: (250) 328-9808



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