



## 3641 Weston Road Kelowna British Columbia

Ellison

# \$875,000



Incredible Opportunity! Priced to Sell - Move-In Ready! If you're looking for an amazing workshop space with a cozy home to match, this property in Kelowna's Ellison neighborhood is the one! Designed for those who need ample workspace and parking, this lot offers endless possibilities, including parking for an RV, semi-truck, and more. The true gem here is the massive workshop: a 25' x 29' space with 12' ceilings, ideal for mechanics, fabricators, or anyone with big projects in mind. Outfitted with 240V welding power, plumbing for compressed air, a walk-in cooler, 12' double doors, and a 4' mezzanine, this workshop is a rare find for enthusiasts and professionals alike.

Home Highlights 1,800 sq ft with 3 bedrooms and 2 baths, perfect for comfortable living Recently upgraded to 200 amp electrical service Energy-efficient vinyl windows, insulated plumbing, and a sunroom with storm windows Opportunity to be suited downstairs Convenient attached single garage Outdoor Amenities Large green space with potential for a pool. Irrigated raised garden beds for easy gardening, Area wired for hot tub installation Fresh concrete patio, ideal for an outdoor kitchen or entertaining area, Extra parking for your recreational toys in the backyard. Enjoy the best of both worlds with this property: peaceful, spacious country living just minutes from YLW airport, Ellison Elementary School + Suns...



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