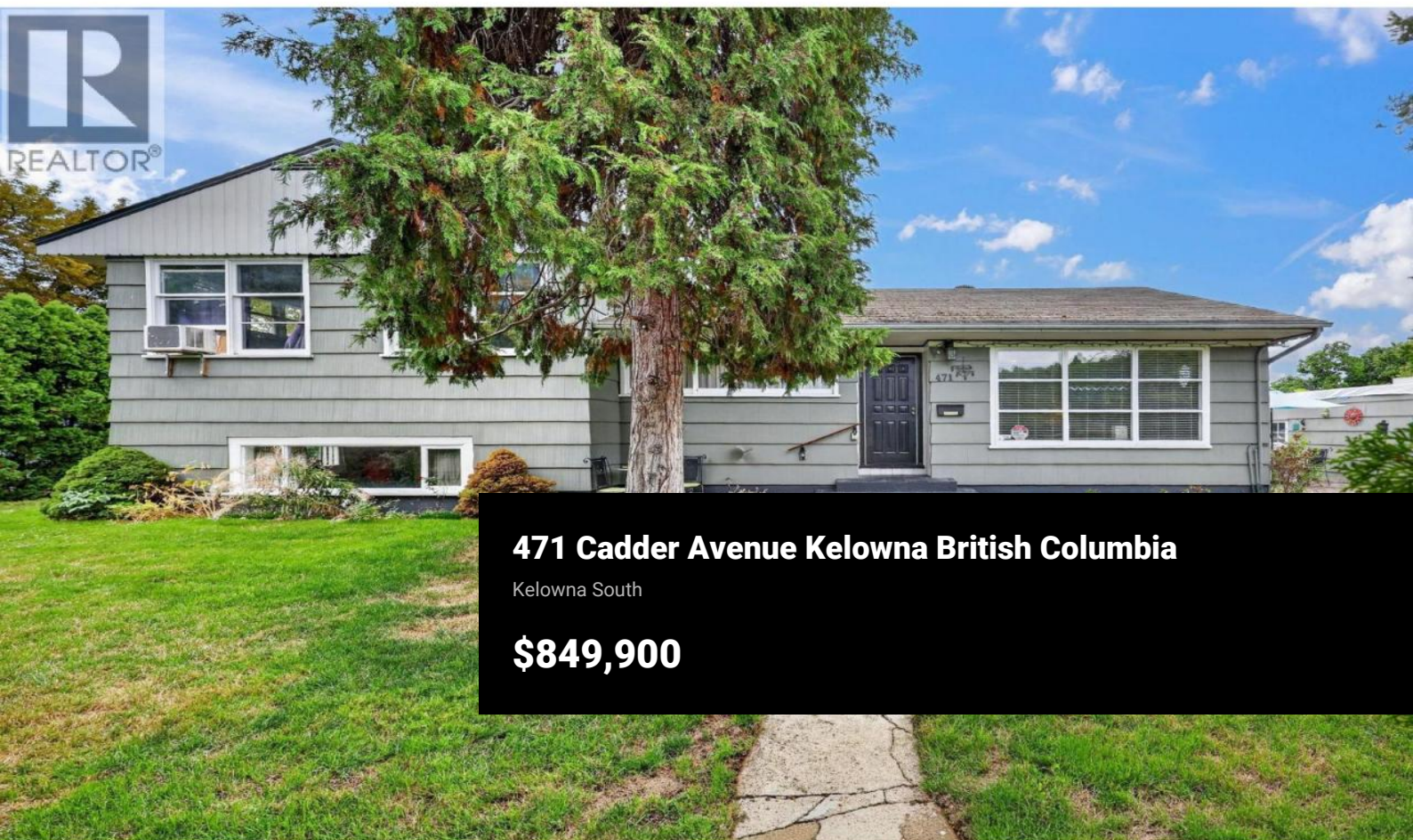
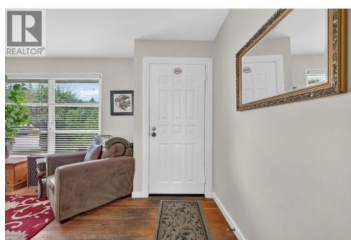




## 471 Cadder Avenue Kelowna British Columbia

Kelowna South

**\$849,900**



Working on this Excellent holding property with future development potential in a sought-after South Kelowna location. This MF4-zoned property offers desirable corner positioning, lane access and a 0.15-acre lot, providing flexibility for today and potential opportunities for the future. The character home offers over 1,800 sq. ft. of living space with a versatile layout that can accommodate anywhere from one to four bedrooms plus a den, depending on your needs. There are three full bathrooms, each with a bathtub, and a separate entrance provides potential for a secondary suite. Inside, you'll find hardwood floors, a gas fireplace and stainless steel appliances. Major updates include a newer furnace and roof. Outside, enjoy privacy all around with several seating areas and a fenced rear yard with low-maintenance synthetic lawn. Parking is a standout feature with a detached single-car garage plus room for three additional vehicles, a boat or RV, along with street parking. The location is hard to beat, just a short walk to Abbott Street, Okanagan Lake, beaches, parks and Kelowna General Hospital, while also being close to downtown Kelowna. With a Walk Score of 81 and Bike Score of 92, everyday amenities, recreation and services are easily accessible without relying on a vehicle. (id:6769)

### Trever Florko

Coldwell Banker Executives Realty

Phone: (250) 859-5990

<http://www.florko.ca/>



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

