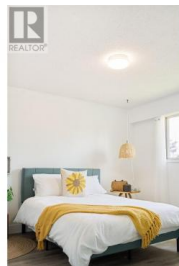




## 722-726 Elliot Avenue Kelowna British Columbia

Kelowna South

# \$1,499,000



Full duplex, just blocks away from the water, Hospital, Downtown, and Pandosy! This 10 bedroom, 4 bathroom full-duplex offers 3700+ sq.ft. total, split down the middle with 4 bedrooms and 2 bathrooms per side. On each side, the upstairs layout offers 2 bedrooms with a full bathroom, kitchen area, and large patios. Downstairs, there are 2 additional bedrooms serviced by a full bathroom, laundry/mechanical (per side), and a large family room and storage room. Off the laneway, there is a detached double car garage. The backyard yard boasts a great grassed area, and could be ideal for kids/dogs! Full central heating/cooling for the complex. With each side offering 4 bedrooms and 2 bathrooms, this could be ideal for an owner occupier who wants to have an incredible mortgage helper, or an investor to see the potential of a high bedroom count duplex with established rental income already in place (reach out for details). The interior of the units have been wonderfully renovated, with newer flooring, bathrooms, kitchen upgrades, etc. There may be potential for a small lot subdivision off the laneway. Overall, this is a great option for investors or occupiers alike, and with Elliot ave being a no-thru road, you are in a peaceful location with limited traffic but all the perks of central location living. (id:6769)

### Scott Marshall

Sotheby's International Realty Canada

Phone: (250) 470-2388

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



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

