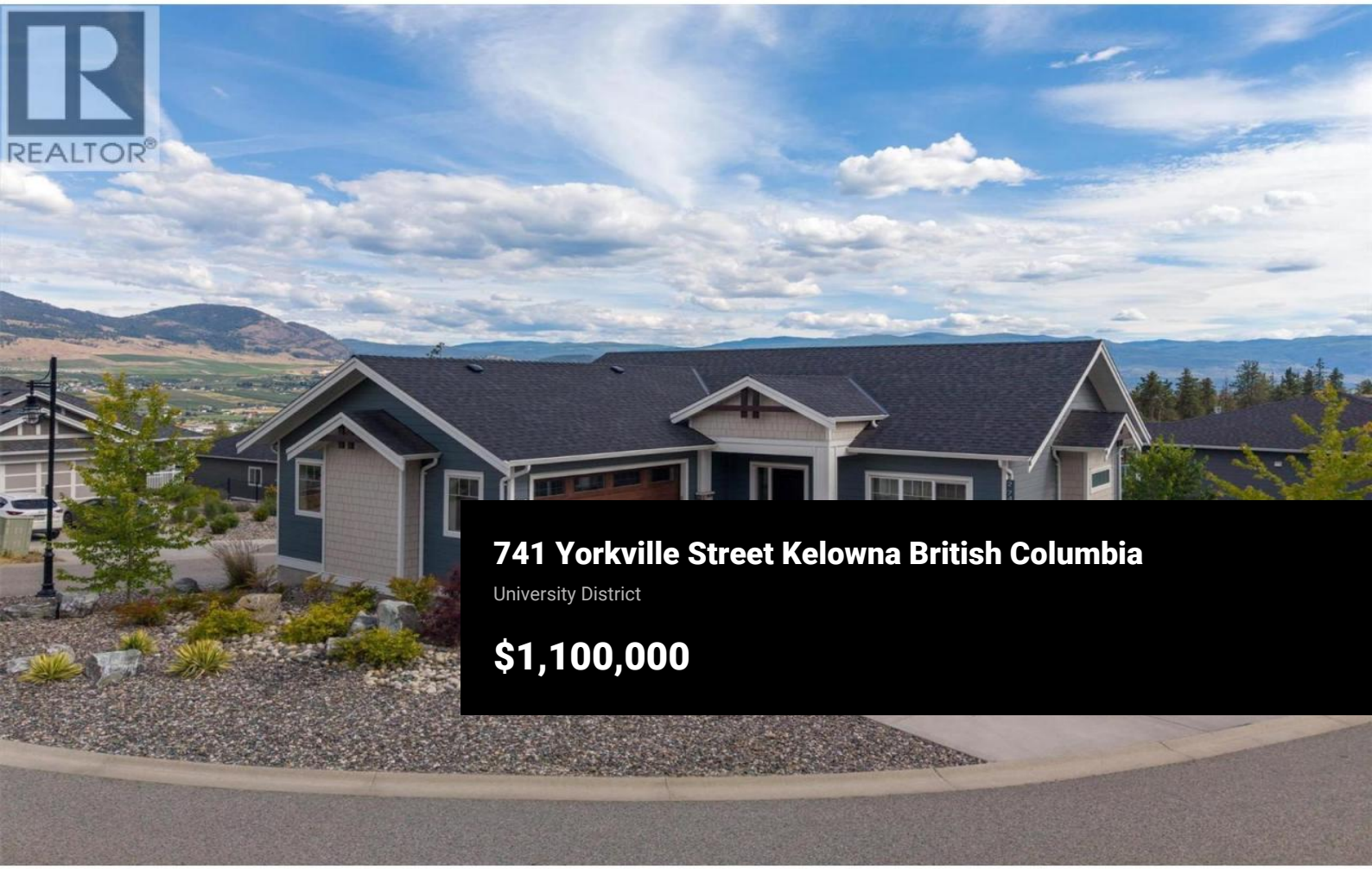


741 Yorkville Street Kelowna British Columbia

University District

$1,100,000













Exceptional investment opportunity just minutes from UBCO! This well-designed walkout rancher offers outstanding flexibility for investors, multi-generational families, or owner-occupiers looking to offset their mortgage with rental income. The bright and spacious main level features 3 bedrooms, 2 full bathrooms, soaring ceilings, luxury vinyl plank flooring, and an open concept kitchen, dining, and living area filled with natural light. The primary suite includes a walk-in closet and full ensuite, while a dedicated laundry room, oversized double garage and a large view deck complete the upper level. Downstairs you'll find a legal 2 bedroom, 1 bath suite (now vacant) plus a separate 2 bedroom, 1 bath in-law suite (tenanted). The in law suite could easily be reconnected to the main residence if additional living space is desired. Live on the main floor and select your desired tenant for the legal suite to enjoy a double income yielding property that will cover the majority of your housing costs, or rent the entire property out to generate positive cash flow. Situated on a corner lot with low maintenance landscaping, this property offers abundant parking on both the upper and lower levels; a rare and highly sought after feature in this university neighborhood. Enjoy beautiful mountain and valley views, strong rental demand, and an unbeatable location close to UBCO, the airport...

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