



## 859 Lawson Avenue Kelowna British Columbia

Kelowna North

**\$995,500**



Two Fully Self-Contained Suites - 5 Beds, 3 Baths, Income Potential! Rare opportunity to own a full duplex-style property with two independent suites, each with private entrances, separate yards, and parking. Ideally located just a 10-minute walk to the lake, 35 minutes to Knox Mountain, and biking distance to KGH. Suite A (entrance off alley): 3 bedrooms including a bright corner primary with 3-piece ensuite and high-efficiency windows throughout. Main bath has been updated and features a tub. Character-filled kitchen with built-in dining nook and pantry/storage area. Living room warmed by an updated gas fireplace—very efficient. Fenced yard with dog run, storage shed, shop with covered patio, and underground sprinklers. 3 parking stalls off alley plus street parking. Suite B (entrance off Lawson Ave): 2 bedrooms with large closets, 1 full bath with tub, vanity, and extra storage cabinet. Laundry room (behind closet doors) with washer/dryer, hot water tank (replaced May 2025), and shut-off valves. Updated Kitchen. Fully fenced yard, 2 storage sheds, 2 parking stalls, and street parking (city permits available). Includes portable A/C, underground sprinklers, and high-efficiency windows. Electric baseboard heat. Updated plumbing in 2017. Great investment, multi-gen living, or live in one suite and rent the other! (id:6769)



### Gino Dal Ponte

Coldwell Banker Executives Realty

Phone: (250) 317-2707

<http://thepropertysource.ca/>



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

