



## 885 Walrod Street Kelowna British Columbia

Kelowna North

**\$1,199,000**



5 bed home PLUS 2 bed LEGAL SUITE! Incredible value & holding potential. Legal suite was added on to the rear of the home (laneway access) allowing it to be offset from the main part of the house. This makes it so you don't get any of the typical up/down noise transfer between tenants. Main house upper level has 3 beds, 1 bath, well maintained with bright kitchen/living area. Fantastic layout & new deck off the kitchen. LEGAL SUITE offers 2 beds, 1 bath, fresh paint, new fridge, plenty of bright living space & its own laundry. Lower level of main home has 2 beds, 1 bath, private laundry & separate entry. Great option for a large family with in laws while still earning income from the legal suite OR buy & hold as an investment w/rental income. City has indicated alignment w/provincial short term rules which opens up this property for being an Air BNB if owner occupies a portion of the home. Plenty of parking available as well as detached shed for storage off the laneway access. Recent landscaping, gutters, exterior updates, paint & brand new roof in 2024. Turn-key opportunity for someone to step in & add to their investment portfolio, or reside as a homeowner/landlord & generate rental income from the suite. MF1 zoning. Ideal proximity to shopping, dining, breweries, transportation, Okanagan Lake, Knox Mountain, the new UBCO downtown location & so much more. As far as rentals ...



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