



1040 Laurier Avenue Kelowna British Columbia

\$849,000

Nestled in the heart of Kelowna, this beautifully updated 3 bedroom, 2 bathroom home at 1040 Laurier Ave offers the perfect blend of character, comfort, and modern upgrades. Situated on a desirable street close to downtown amenities, parks, schools, and the vibrant Okanagan lifestyle, this property is ideal for families, investors, or anyone seeking a move-in ready home with excellent flexibility. With a layout that offers suite potential. Thoughtfully upgraded over the years, the home features a new high-efficiency gas furnace, a cozy gas fireplace, and a recently replaced hot water tank for year-round comfort and efficiency. Major infrastructure improvements include upgraded interior plumbing replacing old galvanized piping, electrical upgrades, and a recently refurbished chimney. Outside, enjoy the convenience of a newly installed underground irrigation system that keeps the yard looking its best, along with a brand-new front gate that enhances both privacy and curb appeal. Security-conscious buyers will appreciate the installed security system complete with cameras. A standout feature of this property is the detached finished workshop/garage with 220-volt power -- perfect for mechanics, woodworkers, hobbyists, extra storage, or potential studio space. This is a rare opportunity to own a well-maintained and extensively upgraded property in one of Kelowna's most central and convenient locations. Pride of ownership is evident throughout this exceptional property. (id:6769)

Utility room 4'8" x 7'6"

Storage 6'11" x 4'9"

Kitchen 10'8" x 11'2"

Family room 11'3" x 18'11"

Bedroom 10'9" x 12'8"

3pc Bathroom 6'11" x 7'

Primary Bedroom 11'2" x 13'7"

Living room 14'6" x 19'8"

Kitchen 9'8" x 9'10"

Dining room 9'8" x 10'0"

Bedroom 9'10" x 12'11"

4pc Bathroom 6'5" x 6'6"

Listing Presented By:



Originally Listed by:
REMAX Kelowna

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

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.