



## 1105 Cactus Road Kelowna British Columbia

\$649,000

Half duplex in Rutland South with excellent potential for first-time buyers, investors, future development or anyone looking for a mortgage helper. The main level features 2 bedrooms and 1 bathroom. The lower level offers a self-contained 2 bedroom, 1 bathroom suite with a separate entrance and was updated in 2023. Both levels have their own laundry, baseboard heating, and vinyl windows. Recent improvements include a new roof and gutters in 2024. The property also offers plenty of parking, storage sheds, and a large fenced yard. No strata fees, with shared building insurance. Convenient location close to schools, transit, shopping, and parks. Very solid home with loads of future potential. Virtual photos are included to show the potential with some cosmetic updating. (id:6769)

Bedroom 14'1" x 10'4"

Primary Bedroom 14'1" x 12'5"

Full bathroom Measurements not available

Dining room 10'9" x 10'6"

Living room 19' x 12'4"

Kitchen 8' x 10'6"

Bedroom 9'0" x 14'4"

Primary Bedroom 10'3" x 19'10"

Full bathroom Measurements not available

Dining room 10'3" x 9'4"

Living room 12'2" x 12'4"

Kitchen 10'3" x 8'4"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

<https://ryan-brown.c21.ca/>

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