



# 1231 Kelglen Crescent Kelowna British Columbia

\$769,000

Well priced single family home with mortgage helper on large flat fully fenced (.21/acre) lot in good central location close to all amenities and downtown. 3 bedrooms and 1 bathroom up with a 4th bedroom and full bathroom down. There is a 1 bedroom suite down currently being occupied as one dwelling with whole house but is easily separated by adding a couple doors to convert back to being used as a 1 bedroom suite with shared laundry area. Mostly vinyl windows, furnace (2015 approx) the roof was replaced approximately 2005. Single carport with attached storage shed at the back and loads of extra parking for cars, trailer, boat etc. Massive flat backyard with mature leafy trees. Great home for family that want an income helper or investor as a holding property with current MF1 zoning. Excellent month to month tenants in place otherwise minimum 3 months notice required for possession. Walk, ride, just minutes from downtown, the rail trail, Capri center and the soon to be new Parkinson Rec center. Lifestyle location in the heart of the city! Great package at the right price for todays market. (id:6769)

Storage 4'8" x 15'4"

Recreation room 15'5" x 23'8"

Laundry room 8'11" x 11'1"

Bedroom 11'4" x 11'6"

3pc Bathroom Measurements not available

Primary Bedroom 11'4" x 12'3"

Living room 13'5" x 20'8"

Kitchen 9' x 12'3"

Dining room 10'10" x 12'3"

Bedroom 10'1" x 12'2"

Bedroom 8'8" x 10'6"

4pc Bathroom Measurements not available

Kitchen 11'6" x 14'

Listing Presented By:



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RE/MAX Kelowna

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