



## 1330 Ethel Street Kelowna British Columbia

\$1,099,900

Discover a rare gem nestled in the heart of downtown--a home that surpasses all expectations. This property offers a spacious fenced yard, ample parking, and modern amenities seamlessly integrated into its well-maintained interior. Step into the sleek stainless steel kitchen, updated to perfection, and explore the convenience of a separate entrance leading to a self-contained two-bedroom suite--an invaluable addition. Exciting opportunities await with the forthcoming zoning changes, allowing for the potential development of up to 4 units on this lot--a dream opportunity for savvy investors. But beyond practicality lies the charm of this downtown abode, where coved ceilings, hardwood floors and original doors evoke timeless elegance. Outside, the landscaped yard beckons with its new fencing, lush greenery, and thoughtful additions like planter boxes and a raised vegetable garden--all effortlessly maintained with underground irrigation. Situated proudly on a corner lot at Ethel and Wilson, this home allows unparalleled access to the transit corridor, connecting you to the nearby rail trail and the vibrant downtown scene. With the suite offering endless possibilities, parking and accessibility is never a concern, this is a residence that seamlessly blends location, timeless character, and modern comforts. Come and experience a home where every detail shines!! (id:6769)

Living room 7'7" x 9'2"

Kitchen 12'9" x 8'11"

Bedroom 9' x 12'3"

Dining room 7'7" x 9'1"

Bedroom 8'5" x 11'11"

Full bathroom 8'11" x 11'11"

Bedroom 12'1" x 9'6"

Kitchen 11'9" x 12'1"

Living room 16'6" x 11'10"

Dining room 16'3" x 11'10"

3pc Bathroom 8' x 7'2"

Primary Bedroom 12'1" x 11'3"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

<http://www.watson-brothers.com/>

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