



# 1360 Elm Street Kelowna British Columbia

\$1,049,000

Full duplex in one of Kelowna's Core neighbourhoods! This core neighbourhood ensures consistent demand, strong rental yields, and sustained property value growth. With two independent units, the duplex provides income streams, offering flexibility for owner-occupancy with supplemental rental income or a fully tenanted asset for maximum cash flow. This duplex would also work well for multi-family living, as each unit is independent. One side is 1822.94 sq ft, and the other side is 1695.18 sq ft. A larger lot that provides space for kids, families, or gardens. An opportunity down the road to redevelop. Parkinson Recreation Center and Apple Bowl development will enhance the future value of this area. Center and Apple Bowl development will enhance the future value. Reach out and schedule a showing today. (id:6769)

4pc Bathroom 8'3" x 7'1"

Bedroom 7'1" x 7'6"

Bedroom 12'4" x 11'9"

Primary Bedroom 12'4" x 12'2"

4pc Bathroom 8'3" x 7'3"

Bedroom 11'9" x 12'1"

Primary Bedroom 12'1" x 12'1"

Bedroom 7'5" x 7'4"

Laundry room 11'1" x 7'3"

Bedroom 11'2" x 7'4"

Recreation room 19' x 15'4"

Storage 3'6" x 11'9"

Utility room 3'5" x 7'8"

Laundry room 11'1" x 19'5"

Recreation room 15'6" x 19'5"

2pc Bathroom 6'2" x 3'1"

Kitchen 16'3" x 10'2"

Living room 17'2" x 12'9"

2pc Bathroom 6'2" x 3'2"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<https://www.scottsmithkelowna.ca/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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

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