



# 1370 Springfield Road Kelowna British Columbia

\$925,000

Prime Investment Opportunity Located on a major transportation corridor (UC2 - Capri-Landmark Urban Centre), this property is ideal for investors or those seeking a live-work space with rental income potential.

Property Features: oSpacious Layout: 2,415 sq. ft. home on a 6,054 sq. ft. lot with 5 beds, 3 baths. oWalkout Basement: Separate entrance, rec room, 3 beds --convertible to a suite. oOutdoor Amenities: Large powered shed, beautiful backyard, covered patio. Strategic Location & Growth Potential: oHigh Visibility: Perfect for a home-based business or revenue property - or both! oTransit-Supportive Corridor: Future high-density development per Kelowna's 2040 Plan. oConvenient Access: Close to shopping, schools, recreation.

Investment Potential: oLive-Work Flexibility: Ideal for professionals. oRental Income: Suite-ready basement. oFuture Appreciation: City transit and infrastructure plans boost value. Don't miss this opportunity--contact us today! (id:6769)

- Bedroom 9'0" x 13'11"
- Laundry room 12'8" x 14'3"
- 4pc Bathroom 4'10" x 8'0"
- Bedroom 12'0" x 12'8"
- Bedroom 15'3" x 12'0"
- Family room 14'5" x 20'6"
- Bedroom 9'8" x 10'8"
- 2pc Ensuite bath 5'9" x 5'9"
- Primary Bedroom 11'6" x 15'5"
- 4pc Bathroom 7'7" x 8'0"
- Kitchen 12'0" x 15'9"
- Dining room 10'7" x 11'9"
- Living room 13'7" x 17'7"

Listing Presented By:



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**Stilhavn Real Estate Services Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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

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