



1385 Mountain Avenue Kelowna British Columbia

\$1,198,000

Welcome to a truly unique property in a mature, established neighborhood—offered for the very first time. Located just minutes from downtown, this exceptional residence combines classic charm, space, and a 5-star location. The heart of the home features a chef's kitchen equipped with an island, oversized sink, walk-in pantry, wall oven, and gas range. The kitchen seamlessly flows into a sunny breakfast nook with garden door access to the rear deck, complete with a natural gas BBQ hookup and plumbing/wiring for a hot tub. For entertaining, the front of the home hosts a formal dining room open to the living room. The smart split layout leads to a rear family room with a cozy gas fireplace and sliding doors to a covered deck. A home den and a dedicated laundry room with built-in laundry chute complete this level. Upstairs features 3 bedrooms and a 4-piece main bath. The primary suite is a true retreat, boasting its own attached den and a spa-inspired ensuite. The basement offers a bright, self-contained 1-bedroom suite with a private entrance and covered patio—ideal for mortgage help or multi-generational living. The fully fenced backyard, newer roof, high-efficiency furnace, and A/C add peace of mind. Parking for 7 vehicles includes 3 garages (one set up as a workshop) plus dedicated RV parking. Don't miss this incredible property. Schedule your private tour today! (id:6769)

4pc Bathroom 6'9" x 7'4"

Other 6'11" x 7'5"

Den 10'11" x 11'8"

Bedroom 12'9" x 13'5"

Bedroom 14'10" x 9'6"

4pc Ensuite bath 11'1" x 11'4"

Primary Bedroom 16'6" x 13'6"

Laundry room 8'11" x 5'8"

Family room 15'0" x 13'4"

2pc Bathroom 6'9" x 2'7"

Foyer 8'10" x 12'11"

Office 9' x 9'5"

Dining nook 10'11" x 15'3"

Kitchen 15'4" x 13'

Dining room 12'9" x 8'10"

Living room 12'7" x 15'5"

Full bathroom 8'11" x 4'11"

Primary Bedroom 14'0" x 13'5"

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Laundry room 5'11" x 5'11"