



# 1450 Ponderosa Road West Kelowna British Columbia

\$850,000

Opportunity knocks! This family-friendly property is ideally located just minutes from elementary, middle, and high schools, making it perfect for growing families or savvy investors. The main home features five spacious bedrooms, plus a self-contained two-bedroom suite with a separate entrance—ideal for extended family or generating rental income. Enjoy year-round comfort with forced air heating and central A/C. Situated on a large, fully fenced 0.29-acre lot, the property offers ample parking and plenty of space for RVs, boats, and all your toys. In the backyard you'll also find a 24x24 insulated shop with 100-amp service. Half of the shop is currently set up as a music studio, but it could easily be removed or reconfigured to suit your needs, with potential to convert the space into an additional suite for even more revenue. Conveniently located just 10 minutes from downtown Kelowna and Kelowna General Hospital, this home offers the perfect balance of peaceful living and city convenience. Outdoor enthusiasts will love having the scenic trails of Mount Boucherie right at their doorstep. With income potential, space to grow, and room for all your gear, don't sleep on this one, its built to cash in. (id:6769)

- Bedroom 12'2" x 10'0"
- Bedroom 12'8" x 12'0"
- Workshop 22'7" x 11'4"
- Laundry room 5'11" x 2'10"
- Bedroom 10'0" x 9'0"
- Bedroom 11'2" x 13'3"
- 4pc Bathroom 8'2" x 7'1"
- Primary Bedroom 23'10" x 10'0"
- Dining room 9'6" x 11'0"
- Living room 20'4" x 13'3"
- Kitchen 11'0" x 10'9"
- Bedroom 14'11" x 11'9"
- Other 12'1" x 8'6"
- Bedroom 12'10" x 9'8"
- Full bathroom 10'0" x 3'6"
- Living room 14'11" x 11'9"

Listing Presented By:



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