



# 1506 Dickson Avenue Kelowna British Columbia

\$2,690,000

Development, Investment, or Family Opportunity in Central Kelowna! This exceptional property offers four separate income streams while positioned in a prime Kelowna development corridor, making it an outstanding holding property with strong future potential. The main residence has been tastefully updated with 2 bedrooms, 2 bathrooms, spacious living and family rooms, dining and breakfast areas, an office/den, and dual laundry (including a tenant setup). Upstairs you'll find a legal 2-bedroom, 1.5- bath suite as well as a 2-bedroom, 1-bath in-law suite--both with private balconies. A detached heated garage/workshop with 220V service provides excellent utility and includes an additional 1-bedroom, 1-bath suite above. With parking for 13 vehicles, a newer roof, and updated appliances, this property is designed to generate income while offering flexibility. It is a developer's dream with potential for land assembly or higher-density redevelopment under Kelowna's future land use designations, yet equally appealing to a family seeking a spacious home with substantial mortgage-helping rental income. (id:6769)

Bedroom 13'6" x 11'1"

Living room 13'3" x 12'1"

Dining room 12'1" x 8'9"

Kitchen 12'6" x 9'9"

2pc Bathroom 7'2" x 5'4"

Laundry room 9'0" x 6'7"

Laundry room 9'5" x 8'10"

Sunroom 15'1" x 7'7"

Family room 17'0" x 11'10"

Dining nook 8'0" x 6'5"

Kitchen 12'2" x 9'10"

Bedroom 12'1" x 9'11"

4pc Bathroom 6'10" x 5'9"

3pc Ensuite bath 13'5" x 5'6"

Primary Bedroom 15'6" x 12'10"

Den 10'2" x 7'4"

Living room 16'0" x 13'0"

Dining room 13'0" x 10'7"

Den 10'8" x 7'4"

Listing Presented By:



Originally Listed by:  
Homelife Benchmark Realty  
(Langley) Corp.

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