



## 2044 Old Okanagan Highway West Kelowna British Columbia

\$879,000

An exceptional opportunity to blend lifestyle and business in this highly versatile West Kelowna property. Currently plumbed for a facial and beauty studio, the lower level is perfectly suited for a hairstylist, esthetician, wellness professional, or home-based business, with flexible space that can easily transition to a basement suite or additional living area. Upstairs, the home features three bedrooms, including a spacious primary with a renovated kitchen nearby and a 3-piece ensuite. The thoughtful layout offers comfortable everyday living with excellent separation from the business or guest space below. The basement includes an additional bedroom and a functional area ideal for business use, extended family, or rental potential. Set on a beautifully laid out 0.42-acre lot, the outdoor space is a true highlight—featuring mature fruit trees including two cherry, apricot, plum, apple, and two peach trees, plus a converted chicken coop that adds charm and flexibility. Enjoy peek-a-boo lake views and a private, usable yard perfect for gardening, entertaining, or simply unwinding. Ideally located just minutes from West Kelowna's top amenities, schools, shopping, wineries, and beaches—with a short drive to downtown Kelowna—this property offers a rare combination of space, versatility, and location. (id:6769)

Bedroom 11'11" x 9'10"

4pc Bathroom 6'1" x 7'3"

3pc Ensuite bath 5'4" x 7'2"

Bedroom 9'10" x 11'11"

Primary Bedroom 11'11" x 12'9"

Kitchen 12'5" x 21'11"

Dining room 9'1" x 11'11"

Living room 13'4" x 16'10"

Bedroom 10'9" x 8'4"

Family room 20'11" x 12'9"

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

Listing Presented By:



Originally Listed by:  
Real Broker B.C. Ltd

**stilhavn**  
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