



240 Bach Road Kelowna British Columbia

\$875,000

LOCATION, LOCATION, LOCATION! with LEGAL SUITE. Exceptional investment opportunity in the heart of Rutland. This bright and well-maintained property features a legal suite with separate private entrances and separate electrical meters, making it ideal for investors, multi-generational living, or mortgage-helper income. Perfectly situated just steps to three schools and directly adjacent to the YMCA of Southern Interior BC, Rutland Activity Centre, and Rutland Arena, with downtown Rutland only a short walk away. Set on a large 0.22-acre lot backing onto a school field, this property offers both privacy and future potential. The upper and lower suites each feature 2 bedrooms and 1 full bathroom, with durable laminate and vinyl flooring throughout. Separate laundry for each suite adds convenience, while ample parking and a newer driveway provide excellent functionality. The fully fenced and gated backyard is perfect for children, pets, or tenants to enjoy. This home has been well cared for and is truly move-in ready with very little left to do. Zoned MF1, allowing for up to four units, this is an outstanding holding property with strong future development potential in a highly desirable central location. (id:6769)

4pc Bathroom 9'1" x 4'11"

Bedroom 8'10" x 10'

Bedroom 10'6" x 11'4"

Dining room 9'1" x 9'6"

Kitchen 9'1" x 7'1"

Living room 14'11" x 16'10"

Other 28'7" x 13'

4pc Bathroom 11'6" x 4'11"

Bedroom 11'6" x 8'6"

Dining room 10'1" x 9'3"

Laundry room 8'1" x 5'

Kitchen 9'8" x 10'2"

Primary Bedroom 11'7" x 12'6"

Living room 15'4" x 17'4"

Listing Presented By:



Originally Listed by:
Realty One Real Estate Ltd

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