



# 2545 Colleen Road West Kelowna British Columbia

\$879,900

\* 2-BEDROOM LEGAL SUITE - AIR BNB POTENTIAL \* Discover an exceptional opportunity with this charming, beautifully maintained home complete with 2- bedroom legal suite, ready to provide income for savvy investors or homeowners looking to off-set their mortgage. Set on a private and spacious 0.34 acre lot, this property offers a rare amount of usable outdoor space with plenty of room to relax, entertain, garden, or simply enjoy the privacy and mature surroundings - complete with covered patio. Zoned for up to four dwellings, the property also offers excellent flexibility and long-term development potential. It's convenient location provides easy access to local amenities, schools, shopping, and transit, making it ideal for families, professionals, and retirees alike. \* HIGH-VALUE UPGRADES: 2025 roof (including new eavestroughs and fascia), 2025 hot water tank, 2019 furnace and kitchen cabinet re-facing. Zoning allows short-term rentals (BC and West Kelowna regulations apply) - excellent opportunity for an Airbnb business. Additional features include a spacious workshop and ample parking for an RV or boat. Flex-room can easily be made into a 5th bedroom. Don't miss this rare chance to own a versatile property with big-ticket upgrades, strong income potential and future upside. Perfect home for investors or homeowners seeking flexibility and value. Call us for full details and book your viewing today! (id:6769)

Workshop 21'6" x 11'6"

Living room 11'7" x 18'8"

Kitchen 10'10" x 11'5"

Dining room 10'9" x 8'11"

Bedroom 10'10" x 11'10"

Bedroom 11'2" x 11'6"

Full bathroom 7'8" x 6'0"

Dining room 10'9" x 9'1"

Office 24'1" x 11'

Bedroom 9'4" x 12'7"

Kitchen 10'4" x 11'10"

Full bathroom 8'2" x 6'10"

Primary Bedroom 10'7" x 14'6"

Living room 13'7" x 19'6"

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan

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REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

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