



258 Riverside Avenue Kelowna British Columbia

\$1,095,000

This 3-bedroom, 1-bathroom home at 258 Riverside offers a prime location in Kelowna's sought-after Abbott Heritage Area, steps from the lake, downtown amenities, and the vibrant Abbott Street and Bernard Avenue. The property features a large, private 0.19-acre lot with mature landscaping, a fully fenced backyard, and ample space for RV/boat parking. Upgrades include new central air, furnace, hot water tank (2017), roof (2019), exterior paint (2023), interior paint (2018), kitchen counters (2018), back deck with new railings (2018), stainless steel appliances (2020), and washer/dryer (2020). RU1 zoning and minimal traffic enhance the appeal. Desirable Neighborhood: Nestled in the Abbott Heritage Area, known for its picturesque, tree-lined streets. Walkable to Downtown: Close proximity to the lake, beach, Bernard Avenue, and all downtown Kelowna has to offer. Privacy and Space: The 0.19-acre lot offers a private setting with mature landscaping, a rarity in the downtown core. RV/Boat Parking: Ideal for those needing space for recreational vehicles. Immaculate Condition: The property has been meticulously maintained and is move-in ready. Fenced Backyard: Provides a secure and private outdoor space. RU1 Zoning: Allows for various uses and potentially future development opportunities. Low Traffic: A quiet street with minimal traffic in front of the property. (id:6769)

Bedroom 14'0" x 12'0"

Bedroom 9'6" x 11'6"

Sunroom 13'6" x 7'6"

Full bathroom 7'6" x 6'0"

Den 10'6" x 9'3"

Primary Bedroom 13'0" x 10'7"

Dining room 11'6" x 11'0"

Kitchen 11'6" x 10'6"

Living room 15'3" x 13'6"

Listing Presented By:



Originally Listed by:
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