



3256 McIver Road West Kelowna British Columbia

\$689,000

Opportunity Knocks!! Imagine getting into a Single Family Home for Under 700,000. This solid built older home will allow you to do that. This home needs some attention and TLC but with some sweat equity you could make a nice home and a good profit. Upstairs you will find a Large Kitchen and Dining Area opening up to a Back Deck with No Neighbours directly behind you allowing Maximum Privacy. A Generous sized Living Room featuring a Gas Fireplace with plenty of space for Entertaining. Down the hall you will find 3 Bedrooms and 1 Full Bathroom. The Downstairs features a Large Family Room/Rec Room with a second Gas Fireplace. Another Full Bathroom and Laundry area complete the downstairs. The single car garage accessed through the downstairs has been converted to a Workshop which could easily be converted back to a Garage. With an exterior door to the outside the potential for a suite in the basement exists. The Front Yard has numerous Raised Garden Beds to take advantage of the sun and an Irrigation System to keep your gardens easily watered. The Driveway offers Ample Parking for numerous vehicles. Take your time with any updates or renovations as The Seller will paint and install New Carpets prior to Completion allowing you to move into a newly painted, carpeted fresh environment while you plan your future ideas. The Location is ideal as it's close to Transit, Schools & Parks. Whether your home or an Investment it's hard to beat a bargain like this, all for under \$700,000 (id:6769)

3pc Bathroom 9'0" x 5'0"

Family room 15'6" x 12'8"

Bedroom 9'0" x 12'0"

4pc Bathroom 11'5" x 7'0"

Bedroom 10'7" x 9'0"

Bedroom 10'8" x 8'0"

Primary Bedroom 11'0" x 11'6"

Kitchen 11'8" x 13'0"

Dining room 11'6" x 10'2"

Living room 12'4" x 16'3"

Listing Presented By:



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Royal LePage Kelowna

stilhavn
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