



3463 Logan Road West Kelowna British Columbia

\$789,000

Investor alert! This renovated rancher sits on a private 0.24-acre corner lot shaded by mature cedar trees. The upstairs is vacant and ready for immediate possession, ideal for an owner-occupant or investor. The home features 2 bedrooms on the main floor plus a 2-bedroom walkout lower suite, with rental potentials of approximately \$2,500 upstairs (vacant) and \$1,900 downstairs (tenanted). Recent updates include new flooring, vanities, countertops, backsplash, and stainless steel appliances in the lower suite. The main level has a corner gas fireplace and French doors leading to an enclosed deck with sliding windows. Shared laundry is available. The spacious lot offers ample parking, side access for an RV, a boat, or additional vehicles, and the potential for a separate driveway. The side yard could fit a pool—buyers should verify. Showings require 24 hours' notice. The property has no A/C, with an older but functioning furnace and hot water tank. The roof is about 10 years old, likely a 35-year roof. Plumbing is mainly PEX, with some poly B remaining. The enclosed deck was present at the time of purchase. A grow operation was remediated in 2011; an environmental report is available. Buyers should verify measurements, permits, zoning, suite status, and future use. (id:6769)

4pc Bathroom 8'6" x 7'5"

Laundry room 7'10" x 15'9"

Kitchen 12'2" x 15'1"

Recreation room 16'9" x 16'4"

Bedroom 13'10" x 12'10"

Bedroom 14'7" x 11'6"

Sunroom 11'5" x 17'11"

Other 20'8" x 20'5"

4pc Bathroom 11'7" x 9'1"

Bedroom 12'9" x 12'0"

2pc Ensuite bath 6'3" x 3'9"

Primary Bedroom 13'8" x 15'5"

Kitchen 17'1" x 15'7"

Dining room 11'1" x 9'8"

Living room 17'1" x 15'5"

Listing Presented By:



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