



# 3766 Wetton Road West Kelowna British Columbia

\$969,000

A rare opportunity to own a beautifully updated duplex on an impressive 1/2 acre lot in a peaceful, no-through-traffic neighborhood—ideal for both homeowners and savvy investors. Boasting gorgeous mountain views and peek-a-boo lake views, this 3-storey property is a true gem in an area surrounded by future growth and development. The main residence features 4 generous bedrooms, including a massive primary suite with private balcony and serene views. Enjoy tranquil living with a beautifully landscaped backyard, private back patio, and stunning curb appeal. Recent upgrades include: New stone entrance and replaced concrete walkway, New front doors and gutters, Fresh interior and exterior paint, New wood stove & rebuilt chimney, Updated kitchen cabinets, 2019 hot water tank...and much more. The smaller side of the duplex is a self-contained 2 bed / 1 bath unit, previously rented for \$2,400/month + utilities, offering excellent income potential and is currently vacant. The trailer on site was previously rented for \$1k a month. Total rental potential is over \$5k for investors for this duplex. Zoned RP1 and surrounded by R3 low-density multi-residential properties, including approved townhome developments nearby, this parcel offers strong holding value and exciting long-term upside. Whether you're looking to live in one unit and rent the other, accommodate extended family, or hold for future development, this property delivers flexibility, functionality, and financial value. (id:6769)

Bedroom 11'6" x 12'3"	Laundry room 12'7" x 6'1"
Dining nook 9'11" x 11'6"	2pc Bathroom Measurements not available
4pc Bathroom Measurements not available	Storage 4'1" x 11'11"
Bedroom 15'0" x 10'9"	Recreation room 10'9" x 10'4"
5pc Ensuite bath Measurements not available	Living room 17'0" x 12'7"
Primary Bedroom 12'0" x 14'0"	Dining room 6'11" x 7'0"
Recreation room 8'2" x 11'4"	Kitchen 7'0" x 13'8"
3pc Bathroom Measurements not available	2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
Stonehaus Realty (Kelowna)

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Bedroom 13'5" x 8'4"

Kitchen 10'9" x 11'8"

Primary Bedroom 11'8" x 15'4"