



417 Wigglesworth Crescent Kelowna British Columbia

\$1,445,000

INCREDIBLE INCOME OPPORTUNITY! This unique property features three separate suites, making it an excellent opportunity for investors, extended families, or homeowners looking to generate rental income. The main residence offers a spacious 4-bedroom plus den, 4-bathroom layout, while the lower level includes a legal 2-bedroom, 1-bathroom suite and a 1-bedroom, 1-bathroom in-law suite, creating multiple income streams and exceptional flexibility. The value doesn't stop there! In addition to the double attached garage, the property also features a double detached garage with a unique lofted storage area, providing plenty of space for vehicles, hobbies, or extra storage. Situated on a desirable corner lot with ample parking, this property is conveniently located just minutes from UBCO, shopping, restaurants, schools, transit, and everyday amenities. Whether you're looking to expand your investment portfolio or live in one suite while generating rental income from the others, this versatile property offers endless possibilities. (id:6769)

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|------------------------------|-------------------------------|
| Primary Bedroom 13'7" x 9'6" | 4pc Ensuite bath 8'6" x 8'0" |
| Family room 18'8" x 24'8" | 4pc Bathroom 12'1" x 5'0" |
| Family room 19'3" x 10'11" | 2pc Ensuite bath 6'1" x 8'0" |
| Laundry room 12'2" x 4'11" | Utility room 4'11" x 5'1" |
| Kitchen 12'7" x 12'0" | Primary Bedroom 13'2" x 12'0" |
| Family room 19'3" x 10'11" | Dining room 10'3" x 7'0" |
| Dining room 16'1" x 11'10" | Living room 15'8" x 13'3" |
| Bedroom 9'11" x 9'11" | Kitchen 15'4" x 10'5" |
| Bedroom 12'1" x 8'9" | Kitchen 7'10" x 11'3" |
| Bedroom 13'7" x 8'10" | |

Listing Presented By:



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