



## 471 Cadder Avenue Kelowna British Columbia

\$889,000

Opportunity in one of Kelowna's most sought-after locations. This MF4-zoned property at 471 Cadder Ave offers strong holding value with future development potential, complete with desirable corner positioning and lane access. Set on a 0.15-acre lot, this 1,800+ sq ft home provides flexibility for investors looking to generate income now while planning for what's next. The home features 2 bedrooms and 3 bathrooms, with a layout that lends itself well to a potential suite thanks to a separate entrance. Key mechanical updates include a furnace (5 years), hot water tank (8 years), and a roof approximately 10 years old—giving confidence for the years ahead. The location is where this property truly stands out. Just a short walk to Abbott Street, Okanagan Lake, and nearby parks, this is a highly desirable area for both tenants and future redevelopment. With a walk score of 81 and a bike score of 92, getting to downtown Kelowna is quick and effortless by bike or e-scooter. Whether you're looking to hold, rent, or explore development potential, this is a rare opportunity to secure a prime piece of land in a location that continues to see strong demand. (id:6769)

4pc Ensuite bath 6'11" x 7'  
Primary Bedroom 13'6" x 19'8"  
Storage 3'1" x 3'11"  
2pc Bathroom 5'3" x 5'8"  
Kitchen 9'7" x 12'1"  
Recreation room 12'9" x 19'

4pc Bathroom 6'6" x 6'4"  
Bedroom 9'8" x 11'7"  
Laundry room 5'8" x 11'7"  
Living room 12'5" x 15'6"  
Office 9'10" x 7'10"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

<https://brandongrass.com/>

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