



471 Cadder Avenue Kelowna British Columbia

\$849,900

Working on this Excellent holding property with future development potential in a sought-after South Kelowna location. This MF4-zoned property offers desirable corner positioning, lane access and a 0.15-acre lot, providing flexibility for today and potential opportunities for the future. The character home offers over 1,800 sq. ft. of living space with a versatile layout that can accommodate anywhere from one to four bedrooms plus a den, depending on your needs. There are three full bathrooms, each with a bathtub, and a separate entrance provides potential for a secondary suite. Inside, you'll find hardwood floors, a gas fireplace and stainless steel appliances. Major updates include a newer furnace and roof. Outside, enjoy privacy all around with several seating areas and a fenced rear yard with low-maintenance synthetic lawn. Parking is a standout feature with a detached single-car garage plus room for three additional vehicles, a boat or RV, along with street parking. The location is hard to beat, just a short walk to Abbott Street, Okanagan Lake, beaches, parks and Kelowna General Hospital, while also being close to downtown Kelowna. With a Walk Score of 81 and Bike Score of 92, everyday amenities, recreation and services are easily accessible without relying on a vehicle. (id:6769)

Primary Bedroom 20'1" x 13'8"

Full bathroom 7' x 6'10"

Bedroom 20'1" x 13'8"

Recreation room 19'3" x 12'9"

Full bathroom 5'7" x 5'3"

Other 12'1" x 9'9"

Living room 15'6" x 12'6"

Kitchen 16'6" x 12'8"

Bedroom 11'7" x 9'9"

Den 10'9" x 7'11"

Full bathroom 6'6" x 6'4"

Laundry room 11'2" x 5'8"

Listing Presented By:



Originally Listed by:
Coldwell Banker Executives Realty

<http://www.florko.ca/>

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