



# 495-497 Gramiak Road Kelowna British Columbia

\$899,000

Better than a suite, this rare FULL DUPLEX opportunity is on a huge 0.26 acre lot (that supports redevelopment to a 6 plex) in a family-friendly, centrally located community known for its accessibility and value. This bi-level property offers exceptional flexibility for investors, multi-generational living, or those seeking rental potential for themselves. Each side of this well-designed duplex features 4 bedrooms and 2 bathrooms, with 2 beds up and 2 down, with potential to add suites downstairs. This totals 8 bedrooms and 4 bathrooms in the building. Generous room sizes, multiple living areas, and private separately fenced yards make both units comfortable and highly livable. This area is known for being part of the annual "Candy Cane Lane" holiday light display. Residents enjoy close proximity to Mission Creek Greenway, parks, schools, shopping, and recreation facilities, making it ideal for families and active lifestyles. Situated in the Spring Valley neighborhood, this property benefits from a blend of suburban living and Okanagan nature. Rutland is Kelowna's largest neighborhood and continues to grow as a vibrant, diverse hub with strong community pride, convenient amenities, and excellent connectivity to downtown, UBCO, and the airport. Whether you're looking to live in one side and rent the other, accommodate extended family, or expand your investment portfolio, this full duplex offers outstanding potential. (id:6769)

- Utility room 11'5" x 14'10"
- 3pc Bathroom 5'4" x 6'9"
- Bedroom 9'1" x 12'1"
- Bedroom 9'1" x 14'9"
- Recreation room 11'5" x 18'0"
- Utility room 11'5" x 14'10"
- 3pc Bathroom 6'0" x 6'10"
- Bedroom 9'1" x 12'1"
- 4pc Bathroom 6'9" x 6'11"
- Bedroom 9'11" x 12'10"
- Primary Bedroom 11'11" x 12'10"
- Living room 12'3" x 18'5"
- Dining room 9'2" x 6'11"
- Kitchen 9'2" x 12'6"
- 4pc Bathroom 6'0" x 6'10"
- Bedroom 11'5" x 14'9"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

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

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Bedroom 8'10" x 15'10"

Primary Bedroom 11'0" x 12'9"

Recreation room 11'5" x 17'9"