



## 617 Christleton Avenue Kelowna British Columbia

\$1,075,000

Location Plus! Walk to KGH, Strathcona Beach, and Pandosy Village. Thoughtfully updated in 2019 with front and back covered decks featuring fir T&G soffits, added an ensuite with heated floors, walk-in closet, and folding glass doors opening the dining area to the deck. Expanded three-bay garage (approx. 900 sq. ft.) with 200-amp service and EV plug. Roof and siding updated in 2019. This compact but impressively equipped 2-bed/2-bath home is loaded with extras and offers excellent flexibility, plus MF4 zoning for strong future development potential. Ideal for an owner needing shop or storage space with rental income options.

Distances: 300 m to KGH, 750 m to Strathcona Beach, 1 km to Pandosy Village. (id:6769)

Laundry room 5'0" x 7'5"  
Dining room 10'2" x 12'5"  
4pc Bathroom 9'2" x 5'0"  
Bedroom 13'0" x 11'11"

4pc Ensuite bath 7'7" x 10'0"  
Primary Bedroom 15'3" x 10'5"  
Kitchen 10'5" x 17'11"  
Living room 20'9" x 15'8"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://www.cammcintosh.com/>

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