



## 691 Yorkville Street Kelowna British Columbia

\$1,350,000

Investor alert! Beautifully styled 7 bedroom home located in the popular University Area, includes a 2 bedroom legal suite. Rents for more than \$6000 per month! An open-concept layout spans from the contemporary kitchen with stainless steel, white cabinetry, and center island to the living room with handsome gas fireplace. The main floor master suite boasts an ensuite bathroom with soaker tub and double sinks, and four additional bedrooms; two on the lower level share a well-appointed full bathroom. Additional lower family room is wonderful for entertaining, lower level patio accessible from this level is covered and great for additional outdoor living area. Large and well appointed 2 bedroom legal suite provides excellent additional revenue. Exceptional location: walking distance to University, Aberdeen Hall school and short drive to Kelowna International Airport, means steady tenants and reliable income for investors. Broader neighbourhood includes numerous food outlets, grocery store, restaurants, liquor store and more. (id:6769)

Living room 13'1" x 10'8"

Kitchen 6'8" x 10'8"

Full bathroom Measurements not available

Bedroom 10'5" x 8'6"

Bedroom 11'4" x 9'0"

Utility room 11'8" x 12'8"

Family room 38'0" x 16'2"

Bedroom 18'0" x 12'0"

Bedroom 9'7" x 14'0"

Full bathroom Measurements not available

Bedroom 22'0" x 23'0"

Primary Bedroom 14'6" x 11'6"

Living room 13'3" x 12'8"

Laundry room 6'9" x 8'9"

Kitchen 9'6" x 12'3"

Dining room 11'0" x 10'3"

Bedroom 9'6" x 10'1"

5pc Ensuite bath Measurements not available

Partial bathroom Measurements not available

Listing Presented By:



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