



# 714 Patterson Avenue Kelowna British Columbia

\$390,000

Condo alternative in Kelowna South--without the strata fees or rules. This is an incredible opportunity for first-time buyers, investors, or contractors looking to secure one of the best-priced properties in the Central Okanagan. Offering 2 bedrooms, 1 bathroom, and 768 sq ft of one-level living, this half duplex sits on its own 0.09-acre lot and delivers freedom, potential, and location. Yes, the home needs work but It's a solid chance to build sweat equity, renovate to your taste, flip for profit, or create a strong rental hold in a high-demand area. Outside, you'll find a detached single-car garage with 240 voltage--ideal for tradespeople, hobbyists, storage, or a workshop setup--plus two additional rear parking stalls. The lifestyle here is hard to beat. Located in sought-after Kelowna South, you can walk or bike to the beach, downtown Kelowna, restaurants, parks, and transit. Enjoy the convenience of urban living while owning land and avoiding pet restrictions, rental restrictions, and strata bylaws. Whether you're entering the market or expanding your portfolio, opportunities like this at this price point are rare. Book your showing today before this value-packed property is gone. (id:6769)

Bedroom 9'1" x 10'3"

Primary Bedroom 12'7" x 12'6"

3pc Bathroom 7'4" x 6'6"

Other 7'4" x 3'5"

Kitchen 14'3" x 8'4"

Living room 18'5" x 12'6"

Listing Presented By:



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Vantage West Realty Inc.

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

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