



## 780 Coronation Avenue Kelowna British Columbia

\$625,000

**\*\*PRICED BELOW ASSESSMENT!!** Welcome to 780 Coronation Ave, a delightful 2 bedroom plus den, 1 bathroom residence perfectly situated in the heart of Kelowna's vibrant community. Situated on a .11-acre lot zoned MF1, this quaint home offers both modern comfort & fantastic opportunity for future expansion. Updates throughout makes this home turn-key and ready for personalization. Laminate flooring throughout & newer SS appliances are a highlight, including a gas range for culinary enthusiasts. Natural light floods the living room & kitchen through large windows. Newer washer & dryer, updated 125amp panel, furnace&AC all updated 2017. HWT 2025. Dimmable lights throughout. The 5ft tall basement provides ample storage. Enjoy easy access to hiking trails at Knox Mountain. Savour local craft beers and unique dining experiences a few minutes walk to Kelowna's brewery district, or bike to the many restaurants & beach access points along the waterfront. This home is perfect for the urban enthusiast who's also looking for future opportunities. The MF1 zoning offers the potential to add a carriage house, or redevelop as a duplex lot. Whether you're looking to move right in or explore the possibilities for expansion, 780 Coronation Ave is a must see. Contact us today to book your showing! Find zoning information here:

<https://www.kelowna.ca/homes-building/zoning-land-use/zoning-bylaw/section-13-multi-dwelling-zones> (id:6769)

Utility room 19'0" x 21'2"

Dining room 11'5" x 7'1"

4pc Bathroom 9'5" x 6'2"

Primary Bedroom 9'3" x 10'6"

Bedroom 8'0" x 10'4"

Den 8'0" x 8'0"

Living room 11'8" x 17'6"

Kitchen 13' x 11'7"

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