



# 784 Lawrence Avenue Kelowna British Columbia

\$985,000

Experience the perfect blend of historic charm and modern comfort in this beautifully updated 1925 two-story home in downtown Kelowna. With 4 bedrooms, 2.5 bathrooms, and 1,930 sq. ft. of thoughtfully maintained space, this residence offers timeless character and long-term investment potential. Heritage features like corbelled brick chimneys, exposed brick accents, and original hardwood floors are complemented by an open-concept living and dining area with a cozy fireplace. The kitchen includes custom cabinetry, stainless steel appliances, and a charming breakfast nook with brick detailing. A spacious main-floor primary suite boasts a newly renovated ensuite, with a mudroom and guest bathroom adding convenience. The unfinished basement provides ample storage. Outside, the fully fenced and irrigated yard offers mature landscaping, raised garden beds, and a revitalized brick patio ideal for entertaining around a fire table. Four off-street parking spaces and a detached single-car garage add everyday practicality. Situated steps from downtown's restaurants, shops, and the waterfront, this is a rare opportunity to own a character home in one of Kelowna's most desirable areas. Zoned MF1 with rear lane access and designated Core Area - Neighbourhood (C-NHD) in the 2040 Official Community Plan. Whether held as a long-term rental, principal residence, or future redevelopment site, this property offers strong value and flexibility. (id:6769)

Bedroom 7'10" x 12'9"	4pc Bathroom 7'11" x 9'7"
Bedroom 12'1" x 14'3"	3pc Ensuite bath 8'11" x 8'1"
Bedroom 10'3" x 11'11"	Primary Bedroom 11' x 13'
2pc Bathroom 6'10" x 2'9"	Kitchen 9'9" x 15'11"
Other 13'5" x 22'7"	Dining room 16'7" x 12'
Other 10'1" x 15'11"	Living room 15'11" x 14'11"
Laundry room 11'4" x 8'4"	

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