

822 Lawrence Avenue Kelowna British Columbia

$1,179,000

Built in 1906 and recognized on Kelowna's Community Heritage Register, this character home sits on a quiet, established street in the heart of the city, a short walk to Bernard Ave, groceries and the lake. The main house offers four bedrooms and two bathrooms with the warmth buyers look for in a home of this era: hardwood floors, a separate dining area, a gas fireplace in the living room and a clawfoot tub. A covered front porch faces the street, and an upper deck opens off one of the bedrooms. In-suite laundry. Energy audited for max comfort. A self-contained attached studio with its own private entrance and patio adds flexibility for extended family, a home office or rental income. Outside, the full 6,000 sq ft lot (50 x 120) gives you yard space that is hard to find this close to downtown, plus a detached double garage with storage in a detached carriage-style building. Walkable to restaurants, shops, the waterfront and downtown amenities, with the quiet of a mature heritage neighbourhood. The property is currently tenanted on month-to-month terms. Vacant possession may be negotiable for an early 2027 completion. MF1 zoning offers long-term flexibility; buyers to verify permitted uses with the City of Kelowna. (id:6769)

Bedroom 9'6'' x 10'6''
Primary Bedroom 10'0'' x 8'10''
3pc Bathroom 8'10'' x 5'3''
Bedroom 9'6'' x 10'3''
Full ensuite bathroom 7'8'' x 8'0''
Full bathroom 7'2'' x 5'8''

Dining room 14'0'' x 10'6''
Family room 15'0'' x 9'5''
Kitchen 18'0'' x 9'5''
Bedroom 11'10'' x 9'6''
Kitchen 13'5'' x 10'10''
Living room 17'2'' x 11'10''

Listing Presented By:



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