



858 Coronation Avenue Kelowna British Columbia

\$874,900

CORE NEIGHBORHOOD INVESTMENT PROPERTY WITH LEGAL SUITE...Strategically located in Kelowna's hottest area of revitalization and build out area...Just steps from UBC's new downtown campus, the Arts district, Parks, Restaurants, Prospera, the Beach, Rail trail and Lake! A rare opportunity! Flexibility and Charm in downtown Kelowna -- as a home, an investment, or both! This beautiful well maintained home features a two bedroom main floor suite, and a legal one-bedroom mortgage helper in a bright daylight basement with separate entrance and shared laundry. Lots of upgrades including updated roof (2022), furnace (2018) and central air conditioning (2018) for summer comfort, sewer line (2021), newer appliances, upgraded electrical (2020). The upstairs is adorable - full of warmth and character. Maple Hardwood floors, interior Glass door, and Open plan. Large wood eat-in kitchen up overlooks warm inviting Living room with big picture window. 4 piece main bathroom. A well maintained and a great home to live in or invest in! Situated on a Lovely Mature Landscaped lot complete with pergola, patio, quaint detached workshop/garage, fenced with alley access! Recent MF1 zoning changes allow future development, including carriage home or fourplex, and combined with others properties, maybe more! Lovely older 1 Bed Suite is legally non-conforming. (Note interior pictures are from a couple years ago, some colors changed to more neutral). Lovely Tenants up and down happy to stay. (id:6769)

Utility room 3'7" x 3'1"

Storage 11'1" x 4'5"

Laundry room 12'8" x 8'1"

4pc Bathroom 7'9" x 4'11"

Bedroom 11'9" x 11'2"

Primary Bedroom 11'4" x 12'11"

Living room 13'6" x 19'11"

Kitchen 13'5" x 16'5"

Full bathroom 6'10" x 4'10"

Bedroom 13'8" x 10'10"

Living room 16' x 12'11"

Kitchen 10'10" x 11'6"

Listing Presented By:



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REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
shannonstyles@gmail.com

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