



# 863 Hammer Avenue Kelowna British Columbia

\$1,178,000

Welcome to 863 Hammer Avenue, a thoughtfully updated home in Kelowna's sought-after Lower Mission. Set on a generous 0.21-acre lot, this split-level residence offers 5 bedrooms plus a den/media room, with a layout that provides flexibility and separation for modern family living. The split-level design creates a natural flow between living spaces while offering privacy for bedrooms, room for guests, and the flexibility today's families are looking for. Numerous updates have been completed over the years, including major big-ticket improvements, providing added confidence for the next owner. A full list of upgrades is available upon request. The home offers inviting living areas and excellent storage, including a substantial crawl space with convenient access from the laundry room. Pride of ownership is evident throughout, with tasteful improvements that enhance comfort and livability. Outdoors, the property is equally impressive with two separate fully fenced yard areas, a hot tub, an outdoor shed, and ample room for children, pets, and seasonal entertaining. There is also space for RV or boat parking, multiple vehicles, and room to add a pool if desired. Ideally located close to schools, parks, transit, local amenities, and just a short drive to Okanagan Lake, this home offers an exceptional blend of comfort, functionality, and location. (id:6769)

- |                                      |                            |
|--------------------------------------|----------------------------|
| Bedroom 13'1" x 9'9"                 | Laundry room 16'3" x 11'6" |
| Bedroom 13'1" x 9'11"                | Full bathroom 8'2" x 6'7"  |
| Full bathroom 7'2" x 8'3"            | Family room 11'6" x 19'2"  |
| Partial ensuite bathroom 4'6" x 5'2" | Foyer 5'10" x 6'7"         |
| Primary Bedroom 18'2" x 17'8"        | Dining room 11'10" x 9'2"  |
| Bedroom 11'6" x 9'5"                 | Living room 19'3" x 14'0"  |
| Bedroom 12'10" x 9'3"                | Kitchen 17'10" x 11'9"     |
| Media 12'3" x 9'3"                   |                            |

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

<http://www.brittanyloney.com/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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