



## 870 Bernard Avenue Kelowna British Columbia

\$1,075,000

A lovely, well cared for home in a fabulous downtown location, across from Knowles park and walking distance to vibrant downtown Kelowna. Beautiful flooring, fresh paint, updated kitchen ready for you to move in and enjoy. Gorgeous windows in the living space, 2 bright and spacious bedrooms and efficient kitchen space on the main. Rear entrance through mudroom and laundry into the kitchen area. Separate entrance to upstairs and cute bachelor suite. Newer furnace, a/c and roof done in 2022. Set to the back of the property with spacious front lawn area for games or lounging on the deck area. Rear alley access for ease of parking and access to rear yard shop. Lots of potential with MF 1 zoning in a core neighbourhood and a nice sized lot, plus owner currently has a short term rental license. Realtor owned. Seller will consider trades to something \$600,000 or with a substantial downpayment look at financing. (id:6769)

Dining room 4'8" x 7'5"  
4pc Bathroom 7'3" x 7'8"  
Kitchen 6'4" x 8'0"  
Bedroom 10'1" x 11'6"  
Living room 13'5" x 14'7"  
Utility room 11'9" x 12'1"  
Storage 11'4" x 15'4"

Foyer 4'0" x 5'0"  
4pc Bathroom 6' x 7'9"  
Bedroom 10'11" x 13'11"  
Primary Bedroom 13'10" x 12'0"  
Living room 13'8" x 14'10"  
Kitchen 12'10" x 12'9"  
Foyer 6'4" x 10'5"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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

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