



## Laurier Avenue Kelowna British Columbia

**\$1,180,000**

Priced BELOW Assessment! Great central location! A fantastic opportunity for multigenerational living, rental income, or future development, this full duplex home offers exceptional privacy and flexibility. Situated on a 0.23-acre lot, the blank-canvas backyard is ideal for your ideas. This home features a mirrored image on both sides with 3 bedrooms and 1 bath up on each side with a warm, inviting, and generous living room and kitchen on the main floors. Highlights include single carports on each side, private backyard, and a functional layout well-suited for extended family living or rental potential with thoughtful design for privacy between each side. Developers take note: this property can be included in a two-title land assembly with the adjacent duplex at 1033/1035 Laurier, creating a prime 16,533 sq. ft. MF1-zoned development site with a combined 125 feet of road frontage. Both properties historically generated holding income. Combined package deal price is \$1.785 million ( \$685,000 for the adjacent single family home with legal suite at 1025 Laurier and \$1,100,000.00 for the Duplex at 1033/1035 Laurier). Overall a versatile offering with immediate value and long-term upside--ideal for multigenerational buyers, investors, or developers. Don't miss this exceptional opportunity. (id:6769)

Full bathroom Measurements not available

Bedroom 10' x 10'

Bedroom 10' x 10'

Primary Bedroom 10' x 10'

Full bathroom Measurements not available

Bedroom 10' x 10'

Bedroom 10' x 10'

Primary Bedroom 10' x 10'

Partial bathroom Measurements not available

Living room 8' x 10'

Kitchen 8' x 10'

Partial bathroom Measurements not available

Living room 10' x 10'

Kitchen 8' x 10'

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

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

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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