



# 1105 Cactus Road Kelowna British Columbia

\$695,000

Half duplex in Rutland South, ideal for first-time home buyers and investors. New roof in 2024. The main level offers 2 bedrooms and 1 full bathroom. Lower level features a self-contained 2 bedroom, 1 bathroom suite with separate entrance, offering flexible living options or mortgage helper potential. Both units have baseboard heating, laundry and vinyl windows. Lower level has been updated in 2023. Property includes excellent parking, storage sheds, and a substantial fenced green space. No Strata Fees and shared building insurance. Conveniently located close to schools, transit, shopping, and parks. Neighboring property is the proposed site of the Hindu Society Cultural Centre which is planning to have a daycare. Future potential for redevelopment as well. (id:6769)

Bedroom 14'1" x 10'4"

Primary Bedroom 14'1" x 12'5"

Full bathroom Measurements not available

Dining room 10'9" x 10'6"

Living room 19' x 12'4"

Kitchen 8' x 10'6"

Bedroom 9'0" x 14'4"

Primary Bedroom 10'3" x 19'10"

Full bathroom Measurements not available

Dining room 10'3" x 9'4"

Living room 12'2" x 12'4"

Kitchen 10'3" x 8'4"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

<https://ryan-brown.c21.ca/>



Royal

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