



# 1245 Mountain Avenue Kelowna British Columbia

\$1,098,000

Welcome to your urban retreat tucked away in the heart of Old Glenmore. This property offers the best of both worlds - nearly half an acre of space that feels like your own private park, right in the middle of town. Inside, you'll find vaulted ceilings and four bedrooms (3 up), including a handy one-bed suite with its own laundry facilities. Perfect for guests or rental income, or if you need space for the family, it's easily accessible from the main floor. Plus, there are 3 full baths, and the main floor bath was recently updated. Location-wise, it doesn't get much better. Take a short walk to Knox Mountain for a breath of fresh air, or send the kids off to school just down the road. Want to explore downtown Kelowna? Grab your bike, and you're there in minutes. The possibilities are endless with this property. Whether you dream of adding a pool, a carriage home, or something else entirely, the MF1 zoning means you've got options. Step outside onto the large covered deck off the kitchen and soak in the views, or head downstairs to the walkout basement and enjoy the spacious yard. This is a home that's made for families. There's space for everyone to spread out and make themselves at home. Ready to see it for yourself? Reach out to your favourite REALTOR and schedule a viewing today. And don't forget to check out the virtual tour for a sneak peek!

[https://unbranded.youriguide.com/1245\\_mountain\\_ave\\_kelowna\\_bc/](https://unbranded.youriguide.com/1245_mountain_ave_kelowna_bc/) (id:6769)

Utility room 4'1" x 9'5"	4pc Bathroom 11' x 7'3"
Other 19'1" x 12'2"	Other 6'9" x 18'2"
Living room 14'7" x 22'9"	Other 14'8" x 19'8"
Laundry room 8'8" x 9'3"	Other 4'10" x 4'8"
Kitchen 9'1" x 11'10"	Kitchen 10'10" x 12'9"
Foyer 7'4" x 7'1"	Living room 14'4" x 22'
Dining room 11'4" x 8'8"	Dining room 7'7" x 11'2"
Bedroom 11'1" x 11'10"	Primary Bedroom 11'6" x 11'8"

Listing Presented By:



Originally Listed by:

Stilhavn Real Estate Services

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



Royal

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Bedroom 11' x 8'

Full bathroom 5'8" x 7'7"

Primary Bedroom 14'6" x 10'10"