

1320 Graham Street Kelowna British Columbia

$1,048,000

Located in one of Kelowna North's most desirable pockets, this fully vacant, exceptional property offers the best of both worlds; minutes from the energy of downtown, yet tucked away enough to enjoy a quiet, private setting. The main home spans 1,618 sq.ft. and features 3 bedrooms, 2 bathrooms, along with two separate living rooms, offering flexibility for families, entertaining, or creating a dedicated work-from-home space. Adding significant value is the detached, carriage home (859 sq.ft.), complete with a single-car garage, its own laundry, 1.5 baths, a spacious kitchen and living area, and an oversized one-bedroom layout with plenty of room for a home office, dressers, and additional storage. Outside, the property truly stands out with ample parking for up to 12 vehicles, along with a fully fenced area ideal for RV or boat storage, an increasingly rare find this close to downtown. This property opens the door to a range of opportunities - perfect for multi-generational living with separate, independent spaces, an excellent option for generating rental income to offset your mortgage, or a compelling investment in a highly sought-after location with strong long-term potential. *Second Level square footage & room measurements apply to the carriage house* (id:6769)

Partial bathroom 8'11" x 5'3"
Living room 12'11" x 9'9"
Kitchen 12'11" x 9'3"
Full ensuite bathroom 12'9" x 10'8"
Primary Bedroom 19' x 18'6"
Other 2'3" x 10'8"
Laundry room 9'3" x 13'3"
4pc Bathroom 8'4" x 5'1"
Bedroom 8'10" x 11'4"
Recreation room 18'2" x 18'11"
Bedroom 9'2" x 13'10"
4pc Bathroom 9'6" x 5'1"
Primary Bedroom 9'8" x 15'10"
Dining room 9'8" x 10'8"
Kitchen 11'4" x 7'5"
Living room 9'11" x 21'4"
Full bathroom 12'9" x 10'8"
Primary Bedroom 19' x 18'6"
Partial bathroom 8'11" x 5'3"

Listing Presented By:

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