



# 1641 Mountain Avenue Kelowna British Columbia

\$900,000

Welcome to 1641 Mountain Avenue, a beautifully maintained walkout rancher in the heart of Glenmore--one of Kelowna's most desirable, family-friendly neighbourhoods just minutes to downtown, schools, parks, shopping, and everyday amenities. This 4-bedroom home (3 up, 1 down) offers a highly functional layout for families, with a spacious living room, large family room, and seamless indoor-outdoor flow to a massive balcony overlooking a private fenced, fully irrigated backyard with lush grass and room for a pool. The main level features a large kitchen, engineered hardwood, quality pine interior doors, and bright versatile bedrooms, including a well-sized bedroom with a built-in vanity--perfect for getting ready or adding a personal touch. Downstairs provides excellent flexibility with a 4th bedroom, additional living space, and access to an impressive 506 sq ft 5 ft high crawl space offering abundant storage. Major updates include a 2017 furnace and 2025 hot water tank, roof 2015 (high-end shingles), kitchen updated in 2010 giving peace of mind for years to come. Outside, the oversized driveway fits 5+ vehicles with space for RV parking--rare for this central location. Zoned MF1, this property also presents outstanding future multifamily development potential, making it an incredible holding property or long-term investment. Set on a quiet, desirable street in Glenmore, this is a rare opportunity to secure a move-in-ready home with lifestyle, location, and upside all in one. (id:6769)

- Utility room 7'7" x 11'5"
- Storage 16'9" x 8'8"
- Recreation room 12'10" x 24'2"
- Bedroom 13'2" x 19'6"
- Bedroom 9'8" x 11'2"
- Other 5'11" x 10'4"
- Other 6'5" x 10'1"
- Family room 13'10" x 20'5"
- Dining room 13'10" x 9'2"
- Bedroom 11'2" x 12'3"
- Full bathroom 7'1" x 8'8"
- Full ensuite bathroom 5'6" x 7'2"
- Primary Bedroom 14'7" x 11'2"
- Living room 13'0" x 11'2"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com

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Foyer 5'11" x 10'

Kitchen 13'10" x 11'6"