



# 1740 Mountain Avenue Kelowna British Columbia

\$950,000

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

Welcome to one of Glenmore's most desirable neighborhoods! This perfect family home is just steps from Ecole Glenmore Elementary and a short distance to Dr. Knox Middle School--ideal for families with kids of different ages. Centrally located with easy access to transit, tennis courts, Kelowna Golf & Country Club, grocery stores & restaurants, and just minutes from downtown & the beach. Upstairs features a spacious open-concept layout with vaulted post-and-beam ceilings, large windows for natural light, an updated kitchen, and a 700 sq ft wrap-around deck. You'll also find 2 good-sized bedrooms and 1 bathroom on this level. The lower level offers a fantastic opportunity for extra income, with a suite that has its own separate entrance (or can be accessed from upstairs). It includes 2 larger bedrooms, 1 smaller bedroom, a spacious living area, and an updated kitchen and bathroom. Both levels feature cozy wood-burning fireplaces. The carport has been converted into a garage, plus there's a large attached storage shed and oversized driveway offering plenty of guest and RV parking. The large backyard has a new fence and is pool-sized--bring your outdoor oasis ideas! Recent updates: Roof (2017), HWT (2022), Flooring in lower suite (2022). This is truly a gem--don't miss out on the opportunity to call it HOME. Schedule your viewing today! (id:6769)

Kitchen 10'1" x 12'

Dining room 8'5" x 12'

Living room 18'8" x 12'4"

5pc Bathroom 7'7" x 8'3"

Primary Bedroom 11'4" x 13'

Bedroom 11'4" x 9'6"

Bedroom 10'10" x 10'2"

Kitchen 10'10" x 15'8"

4pc Bathroom 7'8" x 8'11"

Recreation room 18' x 10'6"

Bedroom 9'5" x 13'5"

Bedroom 8'3" x 7'2"

Storage 3'2" x 8'4"

Other 19'9" x 16'9"

Foyer x

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.