



# 1922 Abel Street West Kelowna British Columbia

\$849,999

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna



Royal

**LePage Kelowna**

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Spacious, updated, and ideally located, this 5-bed, 4-bath family home offers incredible space & flexibility on a quiet dead-end street in a mature neighbourhood just minutes from downtown Kelowna. The 120-year modernized lease is prepaid, no Property Transfer Tax and under assessed value! The versatile entry level features a spacious bedroom, full bathroom, and den with a cozy gas fireplace. Currently used as a fifth bedroom, the den could easily become a family room, home office, theatre, or extended family space. The bright main level is perfect for everyday living and entertaining, with a well-appointed kitchen, formal & casual dining areas, living room with gas fireplace, and a separate family room with a wood-burning fireplace. A convenient half bath and laundry provide direct access to the fully fenced, dog-friendly backyard. Enjoy covered front and rear decks, a private park-like yard and direct access to nearby walking trails. Upstairs, 2 generous bedrooms capture beautiful lake views, along with a 4-piece bathroom. The spacious primary suite features a walk-through closet & renovated ensuite with a large tiled walk-in shower. Move-in ready with numerous updates including a 2022 furnace, fresh interior and exterior paint, new flooring, and new appliances. Ample parking for multiple vehicles and an RV, plus easy access to shopping, transit, trails & downtown Kelowna. Space, privacy, lake views, flexibility & exceptional long-term value -- all in one great family home! (id:6769)

Kitchen 12'8" x 12'9"

Living room 15'7" x 16'

Family room 19'7" x 13'7"

Dining room 11'5'5" x 11'2"

Dining room 11'5" x 13'7"

2pc Bathroom 7'11" x 6'2"

Laundry room 14'0" x 11'0"

Bedroom 10'1" x 11'7"

4pc Bathroom 8' x 10'

Primary Bedroom 12'8" x 17'8"

Other 6' x 8'11"

Bedroom 16'2" x 12'4"

Bedroom 11' x 13'1"

3pc Bathroom 5'4" x 11'0"

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4pc Ensuite bath 11'3" x 8'

Storage 10'10" x 14'2"

Bedroom 10'1" x 10'11"

Foyer 8'0" x 10'0"