



197 Vimy Avenue Kelowna British Columbia

\$1,650,000

Welcome to this charming MUST SEE home. Centrally located in the sought after Abbott Street corridor, in the heart of Kelowna. Easily walkable to local amenities, parks & recreation. This home exudes charm & character with its tray ceilings built-ins & large windows showcasing the surrounding mature greenery. The main floor has a warm & inviting living space, dining area & kitchen, as well as two bedrooms & a full bath. Upstairs, a large versatile space can easily serve as a bedroom, flex area or office. The exterior features an incredible backyard oasis complete with a sparkling pool & ample space for entertaining! Meticulously maintained lush greenery surrounds the property. Owners intended staying long term and have just invested heavily in triple pane/UV window's throughout, new window coverings, new furnace, several new appliances, freshly painted inside and out, new pool liner and decking, remote access security and HVAC system, Car/RV charge port and a fairly new roof. Nothing to do but enjoy this rare opportunity to have a pool and lake access without having to pay lakeside taxes. Great home for retirees looking to downsize or a young family looking to grow with easy access to beaches, parks, tennis & community. A traditional neighbourhood in the historic area, steps to the beach, 10 mins to City Park through pedestrian tunnel. Enjoy great bike & walkways along the water to South Pandosy where you will find shopping, restaurants and more! (id:6769)

- Bedroom 20'0" x 20'0"
- Full bathroom 6'7" x 7'8"
- Bedroom 11'4" x 12'0"
- Primary Bedroom 14'2" x 11'4"

- Dining room 9'0" x 9'6"
- Living room 13'6" x 19'7"
- Kitchen 7'3" x 7'11"

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna - Stone Sisters



Royal

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