



## 2545 Colleen Road West Kelowna British Columbia

\$879,900

**\* 2-BEDROOM LEGAL SUITE \*** Discover an exceptional opportunity with this charming, beautifully maintained home complete with 2- bedroom legal suite, ready to provide income for savvy investors or homeowners looking to off-set their mortgage. Settled on an expansive, flat and private 0.34 acre lot with covered patio, the property is zoned for up to four dwellings offering incredible flexibility for future development. It's convenient location provides easy access to local amenities, schools, shopping, and transit, making it ideal for families, professionals, or retirees alike. Several modern updates including new furnace and kitchen cabinet faces in 2019, paint, patio finish, and hot water tank in 2025. Includes a spacious workshop and parking area. Don't miss this rare chance to own a versatile property abundant with possibilities for growth and income. Perfect home for investors or homeowners seeking flexibility and value. Call us for full details and book your viewing today! (id:6769)

Workshop 21'6" x 11'6"

Living room 11'7" x 18'8"

Kitchen 10'10" x 11'5"

Dining room 10'9" x 8'11"

Bedroom 10'10" x 11'10"

Bedroom 11'4" x 11'6"

Full bathroom 7'8" x 6'9"

Dining room 10'9" x 9'1"

Office 24'1" x 11'

Bedroom 9'4" x 12'7"

Kitchen 10'4" x 11'10"

Full bathroom 8'2" x 6'10"

Primary Bedroom 10'7" x 14'5"

Living room 13'7" x 19'6"

Listing Presented By:



Originally Listed by:

Oakwyn Realty Okanagan

<https://kelownabchomesearch.com/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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.