



2545 Colleen Road West Kelowna British Columbia

\$849,900

* 2-BED LEGAL SUITE - EXCELLENT AIR BNB POTENTIAL * 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. Set on a private and spacious 0.34 acre lot, this property offers a rare amount of usable outdoor space with plenty of room to relax, entertain, garden, or simply enjoy the privacy and mature surroundings - complete with covered patio and fully fenced backyard, perfect for pet owners. Zoned for up to four dwellings, the property also offers excellent flexibility and long-term development potential. It's convenient location provides easy access to local amenities, schools, shopping, and transit, making it ideal for families, professionals, and retirees alike. * HIGH-VALUE UPGRADES: 2025 roof (including new eavestroughs and fascia), 2025 hot water tank, 2019 furnace and kitchen cabinet re-facing. Zoning allows short-term rentals (BC and West Kelowna regulations apply) - excellent opportunity for an AirBnb business. Additional features include a spacious workshop and ample parking for an RV or boat. Flex-room can easily be made into a 5th bedroom. Don't miss this rare chance to own a versatile property with big-ticket upgrades, strong income potential and future upside. 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"

Kitchen 10'10" x 11'5"

Living room 18'8" x 11'7"

Dining room 10'9" x 8'11"

Full bathroom 7'8" x 6'9"

Bedroom 11'10" x 10'10"

Bedroom 11'6" x 11'4"

Office 24'1" x 11'

Bedroom 12'7" x 9'4"

Full bathroom 8'2" x 6'10"

Primary Bedroom 14'5" x 10'7"

Dining room 10'9" x 9'1"

Living room 13'7" x 19'6"

Kitchen 10'4" x 11'10"

Listing Presented By:



Originally Listed by:

Oakwyn Realty Okanagan



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.