



## 797 Bay Avenue Kelowna British Columbia

\$659,900

Prime Kelowna North opportunity MF1 zoned. Situated on a flat 0.17 acre 50x100 lot with valuable lane access and located steps from Knox Mountain and Walrod Park, this property offers exceptional potential in one of Kelowna's most desirable urban neighbourhoods. The existing rancher features 2 bedrooms, 1 bathroom, a bright living area, kitchen and dining space, plus a spacious laundry/furnace room and a large storage/shed off the lane. Charming details include hardwood flooring, finished attic space and built-in cabinetry, offering immediate livability, rental potential, or a great starting point for renovation plans. Features on-demand hot water system, new fencing on the east side and wonderful neighbours. MF1 zoning provides increased flexibility and future development potential, 4-plex or 6-plex making this an attractive opportunity for builders, investors, and those looking to secure land in a rapidly evolving area. Enjoy an unbeatable lifestyle location within walking distance to Knox Mountain trails, downtown amenities, Bernard Avenue, beaches, shopping, restaurants, and Kelowna's vibrant brewery district. A rare chance to secure a redevelopment site or hold as an investment in an exceptional central location. (id:6769)

Loft 11'5" x 9'11"

Foyer 6'9" x 5'0"

Workshop 11'6" x 15'0"

Laundry room 9'8" x 9'1"

4pc Bathroom 9'0" x 4'9"

Bedroom 11'8" x 8'6"

Primary Bedroom 11'4" x 11'10"

Kitchen 15'7" x 11'9"

Living room 21'5" x 11'10"

Listing Presented By:



Originally Listed by:

Stilhavn Real Estate Services



Royal

**LePage Kelowna**

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