



800 Montigny Road West Kelowna British Columbia

\$1,200,000

Why choose between enjoying today and investing in tomorrow when you can have both? Set on a generous 0.4-acre corner lot in one of the area's most desirable neighbourhoods, this charming home offers beautiful lake views, a move-in-ready interior, and exciting long-term potential for future redevelopment. The home has already had the heavy lifting done with a brand new heat pump, a roof replaced just four years ago, upgraded 200-amp electrical service, new ceiling insulation, hot water on demand, and a newer hot water tank. A self-contained suite adds flexibility for extended family, guests, or supplemental income. Spend your mornings enjoying the lake view from the front porch and unwind in the oversized primary bedroom after a day outdoors. Whether you're searching for a comfortable lifestyle property with room to grow or a smart purchase with future builder appeal, this home checks all the right boxes. It's the kind of property that's easy to enjoy now while planning for what comes next. Come see the opportunity for yourself. (id:6769)

Other 11'7" x 11'6"
 Laundry room 13'10" x 10'9"
 Utility room 19'11" x 14'2"
 Other 8'8" x 7'4"
 4pc Ensuite bath 15'0" x 11'10"
 Primary Bedroom 16'9" x 17'7"
 3pc Bathroom 6'3" x 8'2"
 Other 12'5" x 3'1"
 Bedroom 11'11" x 11'10"
 Storage 34' x 4'8"

Other 5'11" x 3'9"
 Kitchen 16'10" x 14'6"
 Living room 32'5" x 25'7"
 Other 4'5" x 7'4"
 Full bathroom 7'6" x 6'3"
 Kitchen 8'9" x 9'8"
 Bedroom 13'2" x 10'9"
 Living room 18'6" x 11'6"
 Other 11'1" x 25'9"

Listing Presented By:



Originally Listed by:
 Vantage West Realty Inc.

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Royal

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