



## 817 Fuller Avenue Kelowna British Columbia

\$825,000

Charming character home on a large 50 x 117 MF1 lot, nestled in one of Kelowna's most sought-after neighbourhoods for infill development! This home offers a wonderful opportunity to live in or hold while you explore your development potential. The updated kitchen features a bright and sunny exposure, while the cozy living room boasts hardwood floors and large windows that fill the space with natural light. The main level also offers two bedrooms. Upstairs, you'll find a finished attic, ideal as a third bedroom or versatile playroom. The low-height basement is perfect for laundry, projects, and extra storage. Enjoy a large, covered south-facing patio overlooking the mature, beautifully landscaped backyard, complete with lush garden full of raspberries, strawberries, sour cherry tree and more! Walking distance to Kelowna's growing and vibrant downtown core! Lovingly maintained by the same owners since 1988, this home radiates pride of ownership. Don't miss out-see it first! City indicates this lot could house 4- 6 units with the lane access and location - great future potential ! Buyer to make own inquiries re:development potential. (id:6769)

Partial bathroom Measurements not available

Bedroom 29'4" x 8'10"

Bedroom 9'6" x 11'4"

Full bathroom 7'11" x 7'1"

Primary Bedroom 12'2" x 9'8"

Living room 18'8" x 13'

Kitchen 16' x 11'7"

Listing Presented By:



Originally Listed by:

Engel & Volkers Okanagan

<https://suziedoratti.evrealstate.com/>



Royal

**LePage Kelowna**

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