



## 825 Brian Road Kelowna British Columbia

\$899,000

Move-in ready and shows 10/10! Discover this clean, bright & cozy updated 4 bed home, complete with a brand new 660sqft detached workshop, perfectly situated on a .21-acre lot with a massive backyard great for kids and pets. The flexible layout offers an optional in-law suite downstairs, complete with a separate kitchen, entrance, back porch, and laundry - ideal for a mortgage helper, teenagers, or extended family. The impressive new 22x30 workshop, built in 2024, features a 90AMP panel and is a blank canvas to build out your dream shop! A large driveway with fresh gravel provides ample parking for vehicles, trailers, boats, and all your toys. Enjoy the convenience of being within walking distance to Quigley Elementary-dropping your kids off at school has never been this easy! MF1 zoning adds value for potential future development. This is the perfect opportunity for those seeking versatile living options, extra space, a quiet/peaceful neighbourhood and an incredible workshop. Updates include: Windows 2020, Roof approx. 2018, plumbing pex/copper, Hot Water Tank 2020. Immediate possession available. (id:6769)

Bedroom 9'5" x 10'

Primary Bedroom 11'7" x 13'1"

4pc Bathroom 9'5" x 4'11"

Living room 13'6" x 14'7"

Dining room 9'9" x 8'10"

Kitchen 9'9" x 12'8"

Bedroom 9'2" x 12'8"

Bedroom 9' x 9'6"

3pc Bathroom 9'1" x 5'

Laundry room 9' x 9'1"

Recreation room 12'11" x 14'4"

Kitchen 9'5" x 11'11"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

<http://angeliquepanther.ca/>



Royal

**LePage Kelowna**

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