



853 Hammer Avenue Kelowna British Columbia

\$888,000

Excellent MOVE IN READY RANCHER located in the highly desirable LOWER MISSION neighborhood, offering over 2,000 sq. ft. of well-maintained, Functional living. This 4-bedroom, 2-bathroom home sits on a large, flat, fully fenced private lot-ideal for families, pets, and outdoor entertaining. The property also offers excellent SUITE POTENTIAL with a separate entrance to the lower level, giving buyers plenty of options for customization or income opportunities. Key home systems have been modernized with updated windows and doors (approx. 2009), a hot water tank replaced around 2 years ago, and efficient forced air heating with central air conditioning, with recent updates including a new stove, microwave, and bathtub, as well as fresh paint throughout. Plumbing is a mix of copper and PEX, electrical is aluminum wiring. Ideally located just a short walk to Bellevue Creek Elementary and OKM Secondary, and minutes from the H2O Adventure + Fitness Centre, parks, beaches, and shopping. This is a rare opportunity to own a lovingly cared-for home in one of Kelowna's most sought-after communities. (id:6769)

Office 13'5" x 10'5"

Laundry room 12'10" x 7'4"

Bedroom 10'7" x 13'9"

Bedroom 12'2" x 15'6"

3pc Bathroom 6'3" x 8'

Primary Bedroom 12'11" x 11'10"

Living room 14'2" x 17'11"

Kitchen 13'4" x 12'

Dining room 13'4" x 9'1"

Bedroom 11'8" x 8'10"

4pc Bathroom 12'11" x 7'11"

Listing Presented By:



Originally Listed by:

Royal LePage Kelowna



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.