



# 858 Coronation Avenue Kelowna British Columbia

\$799,000

KITSILANO STYLE CHARACTER HOME with LEGAL SUITE - Full of CHARM and CHARACTER IN DOWNTOWN KELOWNA-- Perfect as a HOME, AN INVESTMENT OR BOTH! Strategically located in Kelowna's hottest area of revitalization and build out area. Just steps from UBC's new downtown campus, the Arts district, Parks, Restaurants, Prospera, the Beach, Rail trail and Lake! A rare opportunity! This beautiful well maintained home features a two bedroom main floor primary living, plus a legal one-bedroom mortgage helper in a bright daylight basement with separate entrance and shared laundry. Lots of upgrades including updated roof (2022), furnace (2018) and central air conditioning (2018) for summer comfort, sewer line (2021), newer appliances, upgraded electrical (2020). New Laminate, toilet and bath surround now being installed down. Upstairs is full of warmth and character. Maple Hardwood floors, interior Glass door, and Open plan. Large wood eat-in kitchen up overlooks warm inviting Living room with big picture window. 4 piece main bathroom. A well maintained home to live in or invest in! Situated on a Lovely Mature Landscaped lot complete with pergola, patio, quaint detached workshop/garage, fenced with alley access! Recent MF1 zoning changes allow future development, including carriage home or fourplex! 1 Bed Suite is legally non-conforming with New Laminate floors. (Note interior pictures are from a couple years ago, some colors changed to neutral). Vacant up, Down Suite rented month to month. (id:6769)

Utility room 3'7" x 3'1"

Storage 11'1" x 4'5"

Laundry room 12'8" x 8'1"

4pc Bathroom 7'9" x 4'11"

Bedroom 11'9" x 11'2"

Primary Bedroom 11'4" x 12'11"

Living room 13'6" x 19'11"

Kitchen 13'5" x 16'5"

Full bathroom 6'10" x 4'10"

Bedroom 13'8" x 10'10"

Living room 16' x 12'11"

Kitchen 10'10" x 11'6"

Listing Presented By:



Originally Listed by:  
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