



# 885 Walrod Street Kelowna British Columbia

\$1,199,000

5 bed home PLUS 2 bed LEGAL SUITE! Incredible value & holding potential. Legal suite was added on to the rear of the home (laneway access) allowing it to be offset from the main part of the house. This makes it so you don't get any of the typical up/down noise transfer between tenants. Main house upper level has 3 beds, 1 bath, well maintained with bright kitchen/living area. Fantastic layout & new deck off the kitchen. LEGAL SUITE offers 2 beds, 1 bath, fresh paint, new fridge, plenty of bright living space & its own laundry. Lower level of main home has 2 beds, 1 bath, private laundry & separate entry. Great option for a large family with in laws while still earning income from the legal suite OR buy & hold as an investment w/rental income. City has indicated alignment w/provincial short term rules which opens up this property for being an Air BNB if owner occupies a portion of the home. Plenty of parking available as well as detached shed for storage off the laneway access. Recent landscaping, gutters, exterior updates, paint & brand new roof in 2024. Turn-key opportunity for someone to step in & add to their investment portfolio, or reside as a homeowner/landlord & generate rental income from the suite. MF1 zoning. Ideal proximity to shopping, dining, breweries, transportation, Okanagan Lake, Knox Mountain, the new UBCO downtown location & so much more. As far as rentals in Kelowna go, this home shows A+ & currently generates excellent rental income. Reach out for details! (id:6769)

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

<http://www.listwithlani.com/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

Laundry room 7'10" x 7'8"

Kitchen 12'10" x 13'2"

4pc Bathroom 5'6" x 11'3"

Primary Bedroom 11'11" x 13'3"

Bedroom 9'10" x 11'9"

4pc Bathroom 4'11" x 7'10"

Living room 16'3" x 11'10"

Bedroom 11'10" x 9'8"

Dining room 13'4" x 11'10"

Primary Bedroom 12'9" x 9'10"

Kitchen 10'2" x 8'0"

Dining room 9'9" x 10'1"

Primary Bedroom 11'11" x 8'11"

Bedroom 8'3" x 11'5"

Living room 11'11" x 16'7"

4pc Bathroom 4'10" x 9'0"

Bedroom 9'6" x 11'4"

Kitchen 10'4" x 10'10"

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.