



# 923 Fuller Avenue Kelowna British Columbia

\$765,000

BEST VALUE HOME IN DOWNTOWN KELOWNA! OVER 2200SQFT, with optimal LAYOUT 3 BEDS UP / 2 BED IN-LAW SUITE DOWN for FAMILIES AND INVESTORS! PRICED \$64,000 BELOW BC ASSESSMENT for today's price conscious buyer. A versatile property offering FUTURE DEVELOPMENT POTENTIAL, MF1 zoning, 0.09 ACRE LOT, and LANE ACCESS. The MAIN FLOOR features a bright and functional layout with a spacious living room, dining area, THREE BEDROOMS including the PRIMARY, a full bathroom, and convenient MAIN FLOOR LAUNDRY. The LOWER LEVEL is nearly a mirror image of the upstairs, offering two additional bedrooms, full bath, 2nd LAUNDRY, a utility/storage area and SEPARATE EXTERIOR ACCESS . The basement has been RECENTLY REMODELED and is TURNKEY, making it ideal for EXTENDED FAMILY, or mortgage helper. Numerous upgrades provide peace of mind including APPROX. 2016 ROOF, 2021 FURNACE & AIR CONDITIONING, (NEWER LAMINATE/TILE FLOORING, UPDATED BATHROOM/KITCHEN - lower level), and 200 AMP ELECTRICAL SERVICE ready to power all your modern needs. Located just minutes from DOWNTOWN KELOWNA, the CULTURAL DISTRICT, RESTAURANTS, BREWERIES, OKANAGAN LAKE, BEACHES, and the RAIL TRAIL, this home also benefits from CLOSE PROXIMITY TO THE FUTURE UBCO DOWNTOWN CAMPUS, adding strong LONG-TERM INVESTMENT APPEAL. Whether you're looking for a FAMILY HOME, INVESTMENT PROPERTY, or FUTURE HOLDING PROPERTY, this property is highly attractive. (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

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**LePage Kelowna**

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Utility room 11'3" x 7'6"

Laundry room 7' x 6'

Other 6' x 10'

Other 18' x 9'6"

Primary Bedroom 11' x 11'

Bedroom 8' x 9'9"

Bedroom 11' x 7'8"

4pc Bathroom 5'9" x 5'

Laundry room 5'9" x 5'

Kitchen 7'6" x 8'6"

Dining room 9' x 8'6"

Living room 16'6" x 16'6"

Primary Bedroom 11' x 11'

Bedroom 9' x 9'

Full bathroom 5'9" x 7'6"

Living room 13'6" x 21'

Dining room 8'6" x 8'6"

Kitchen 8'6" x 8'6"

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