



1045 Aldon Road Kelowna British Columbia

\$975,000

FANTASTIC INVESTMENT or FAMILY HOME WITH SUITE POTENTIAL! This home boasts 9 bedrooms & 4 bathrooms, and spans 3600+ sq. ft. over three levels on a 0.21-acre lot. Ideal for investors, multi-generational families, or those needing a home with suite potential, this property stands out with its strong rental income. The home features an updated kitchen with stainless steel appliances, granite countertops, floor-to-ceiling cabinets, an oversized island, & a pantry. The main level has new hand-scraped hardwood flooring. The layout includes 4 bedrooms on the upper level, 2 on the main, and 2 large bedrooms on the lower level. Bedrooms could also be utilized as bonus rec spaces, offices, etc. The two bedrooms located on the main level can be changed back to a formal dining room & family room if desired. The lower level has a separate entrance & can be converted into a secondary suite, offering the potential for additional rental income or extended family living. The exterior includes a double garage & double driveway for ample parking. The large backyard is perfect for gardeners, boats, or RVs, with laneway access & a flat, fenced area for privacy. Recent upgrades, including a newer roof & furnace, provide peace of mind for new owners and investors. Public transit & amenities are also easily accessible & close by making it attractive for UBCO students. Recently, the home was generating \$7,300+ per month plus utilities, ensuring strong income potential. Will be vacant end of October. (id:6769)

Listing Presented By:



Originally Listed by:
Vantage West Realty Inc.



Royal

Lepage Parkside Realty

PO Box 930; 9925 Main St,
Summerland, BC,

Phone: (250) 462-4888
info@joepeters.ca

- Other 9'4" x 5'2"
- Other 19'1" x 5'9"
- Bedroom 14'6" x 16'8"
- 3pc Bathroom 8'1" x 8'2"
- Bedroom 13'9" x 10'3"
- Bedroom 13'9" x 10'0"
- 4pc Ensuite bath 10'5" x 10'0"
- Primary Bedroom 14'8" x 15'1"
- Other 14'8" x 15'1"
- Full bathroom 6'4" x 7'7"
- Bedroom 11'8" x 26'9"
- Bedroom 18'10" x 21'0"
- Mud room 5'9" x 6'7"
- Foyer 16'10" x 11'6"
- Family room 12'1" x 16'4"
- Dining room 13'1" x 10'8"
- Office 10'4" x 5'6"
- 2pc Bathroom 6'7" x 6'1"

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Laundry room 5'2" x 7'8"