



## 1762 Gagnon Place Kelowna British Columbia

\$879,900

Charming 3-Bedroom Home with Development Potential in Kelowna's Downtown Corridor! Discover this delightful 3-bedroom, 1-bathroom home nestled on a level lot in the heart of Kelowna's downtown corridor. Ideally located, close to a vibrant array of restaurants, coffee shops, shopping, and amenities, minutes to Knox Mountain and waterfront. Inside, the home features beautiful hardwood floors, a newer loft addition, and a cozy fireplace, exuding warmth and character. Neutral color palette and numerous updates throughout make it move-in ready, while a skylight fills the space with natural light. Enjoy ample parking and a spacious yard, perfect for outdoor gatherings or future landscaping projects. Zoned MF1, this property offers exciting development opportunities—whether you choose to develop on your own or consider a land assembly. With its prime location and potential, this home is not only a wonderful place to live but also a fantastic holding property. Don't miss your chance to invest in this charming home with endless possibilities! (Listing brokerage & agent make no warranty or representations, expressed or implied, with regard to the correctness, accuracy and/or reliability of the data, pictures or boundaries supplied. Information that is important to the Buyer should be verified by the Buyer. MLS data is for general information only. All measurements taken from iguide.) (id:6769)

Living room 10'8" x 18'4"

Bedroom 10'1" x 12'5"

Storage 4'6" x 9'5"

Primary Bedroom 13'1" x 11'1"

Living room 13'1" x 11'1"

Laundry room 12'4" x 8'8"

Bedroom 10'1" x 11'1"

4pc Bathroom 10'1" x 6'6"

Kitchen 13'9" x 9'5"

Listing Presented By:



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