



# 945 Lawrence Avenue 105 Kelowna British Columbia

\$332,500

Excellent value in downtown Kelowna for this 2 bed 2 bath 55+ condo with access to community amenities. A quiet street, just a short walk to grocery stores, restaurants, shopping and entertainment, with Knowles Heritage Park around the corner. Generous square footage at nearly 1200 sf, secure parking stall plus storage locker set this home apart! The first floor seems more like the second, as the parkade occupies the ground level in this building. The primary bedroom is complete with a full ensuite and walkthrough closet. The kitchen is spacious with ample cabinets and counter space plus a breakfast nook. The dining and living area open onto a large enclosed balcony. Amenity spaces include a social room with community kitchen, games room with pool table and a fitness room. These are just some of the benefits of buying in an established building over the newer micro units. Half the job is done with original carpet already removed, awaiting the new flooring of your choice. Curious how 55+ age restriction works? Be sure to ask your agent about province mandated exemptions. Parking #105 & locker #105. (id:6769)

Laundry room 5'6" x 9'6"  
3pc Bathroom 7'4" x 7'3"  
Bedroom 12'0" x 10'6"  
4pc Ensuite bath 7'11" x 4'11"  
Primary Bedroom 13'9" x 13'0"

Sunroom 6'8" x 14'9"  
Kitchen 10'4" x 10'5"  
Dining room 10'9" x 8'5"  
Living room 15'10" x 14'10"

Listing Presented By:



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