



## 1404 Graham Street Kelowna British Columbia

\$957,900

This downtown heritage gem is full of timeless character, while thoughtful updates blend seamlessly with the home's historic appeal. From the original fir floors underfoot to the working brass doorknobs, every detail whispers of quality craftsmanship built to last for generations. Set on a large 0.17 acre corner lot with a picket fence and lush flower gardens, this charming 3-bedroom, 1-bath home offers something rare downtown: a spacious yard shaded by a magnificent heritage walnut tree, and a cherry tree that blooms each spring. Imagine sipping coffee on the quaint back porch while enjoying birdsong in this quiet neighborhood. Inside, the kitchen and lower-level flooring have been refreshed, hot water on demand system added, the bathroom tastefully updated (and features the original cast iron clawfoot tub), and the roof replaced, so you can move in and relax. There's a double carport, and plenty of free street parking for guests. But with everything Kelowna has just outside your door—restaurants, shops, Martin Park and the lake only an 11-minute walk away—you might find yourself walking or biking everywhere. If you've been dreaming of owning a single-family home close to downtown where you can enjoy both urban conveniences and the peace of your own private yard, this is it. (id:6769)

Bedroom 13' x 10'

Bedroom 12' x 12'

Dining room 7' x 7'

Laundry room 9' x 10'

4pc Bathroom 7'8" x 5'8"

Primary Bedroom 14' x 10'

Living room 17' x 15'

Kitchen 12' x 9'

Listing Presented By:



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