



1830 Riverside Avenue Kelowna British Columbia

\$875,000

Nestled in a quiet pocket just off the coveted Abbott Street, this well-maintained home is located in one of Kelowna's most desirable and walkable neighborhoods. Set just steps from the lake, downtown core, parks, beaches, shopping, restaurants, transit, and hiking trails, this property offers unmatched access to the best the city has to offer. Positioned on a flat, semi-private lot with green space, and zoned for multi-dwelling use, this property presents a rare opportunity for investors, developers, or buyers seeking a prime holding property. Whether you're looking to build now, rent and hold, or plan for future development, the flexibility here is unmatched. While the true value lies in the land and its potential, the home itself is nothing to overlook. Warm, cozy, and full of character, it features 2 bedrooms and 1 bathroom, large windows that bring in natural light, and even glimpses of the lake. The layout is functional and inviting, offering comfortable living now or solid rental potential. A detached garage adds additional storage and utility. Plus, the plumbing, heating & electrical systems have all been updated, adding peace of mind, making it move-in or rent-out ready. This property truly has to be seen to appreciate the location, the beautifully landscaped setting, and the overall sense of space it offers. Whether you're looking for a place to live, hold, rent or redevelop, it's a rare opportunity in one of Kelowna's most cherished neighborhood. (id:6769)

Full bathroom 6'11" x 7'5"

Laundry room 10'2" x 8'2"

Dining room 11'3" x 12'7"

Bedroom 9'8" x 14'7"

Primary Bedroom 10'10" x 11'3"

Kitchen 11'3" x 12'4"

Living room 18'1" x 13'8"

Listing Presented By:



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Coldwell Banker Executives Realty

<http://www.kikirealestate.ca/>



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