



1833 Mountain Avenue Kelowna British Columbia

\$889,900

Welcome to 1833 Mountain Avenue, a beautifully laid-out 3 bedroom, 2.5-bath bungalow with basement, offering over 2,000 sq.ft. of total living space on a sprawling 11,198 sq. ft. lot. Incredible MF1 lot is approximately 70' X 160' with lane access and backing onto a lovely park. This zoning allows for up to 6 units. You could potentially keep the house and build 4/5 units behind. Step inside to a welcoming foyer that opens into a bright family room, perfect for relaxing or entertaining. The kitchen connects seamlessly to a dining area that overlooks the sunken living room—ideal for gatherings and offering lovely views of the patio and backyard. The main floor features two generous bedrooms, including a large primary with a private 3-piece ensuite. Downstairs offers a third bedroom, large rec room, laundry, storage, and a 2-piece bath—perfect for teens, guests, or a home office. Step outside to a massive private deck overlooking the lush yard—ideal for barbecues, play, or peaceful evenings. A storage shed and double carport add convenience. Investors will appreciate the smart layout and rental potential of approx. \$3,500/month. Located steps from École Glenmore Elementary and a short ride to Dr. Knox Middle, with quick access to transit, golf, groceries, restaurants, and downtown Kelowna. (id:6769)

Storage 12'9" x 12'4"

Utility room 7' x 12'

Bedroom 11'9" x 11'10"

Recreation room 21'2" x 12'3"

2pc Bathroom 4'11" x 4'1"

Laundry room 9'6" x 8'9"

Storage 7' x 2'10"

3pc Ensuite bath 5'4" x 8'11"

Primary Bedroom 20'10" x 13'9"

4pc Bathroom 8'11" x 4'11"

Bedroom 12'5" x 12'4"

Living room 18'3" x 15'2"

Dining room 12'4" x 7'3"

Kitchen 9'4" x 9'10"

Family room 12'5" x 22'5"

Listing Presented By:



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<http://www.neufeldhomes.com/>



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