



## 2545 Colleen Road West Kelowna British Columbia

\$899,900

\* LEGAL SUITE \* Discover an exceptional opportunity with this charming, beautifully maintained home complete with 2- bedroom legal suite, ready to provide income for savvy investors or homeowners looking to off-set their mortgage. Settled on an expansive, flat and private 0.34 acre lot with covered patio, the property is zoned for up to four dwellings offering incredible flexibility for future development. It's convenient location provides easy access to local amenities, schools, shopping, and transit, making it ideal for families, professionals, or retirees alike. Several modern updates including new furnace and kitchen cabinet faces in 2019, paint, patio finish, and hot water tank in 2025. Includes a spacious workshop and parking area. Don't miss this rare chance to own a versatile property abundant with possibilities for growth and income. Perfect home for investors or homeowners seeking flexibility and value. Call us for full details and book your viewing today! (id:6769)

Workshop 21'6" x 11'6"

Living room 11'7" x 18'8"

Kitchen 10'10" x 11'5"

Dining room 10'9" x 8'11"

Bedroom 10'10" x 11'10"

Bedroom 11'4" x 11'6"

Full bathroom 7'8" x 6'9"

Dining room 10'9" x 9'1"

Office 24'1" x 11'

Bedroom 9'4" x 12'7"

Kitchen 10'4" x 11'10"

Full bathroom 8'2" x 6'10"

Primary Bedroom 10'7" x 14'5"

Living room 13'7" x 19'6"

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan

<https://kelownabchomesearch.com/>



**Royal LePage Locations West Realty**

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