



## 691 Bay Avenue Kelowna British Columbia

\$795,000

A rare opportunity in a fantastic location—this 3-bedroom, 1.5-bath home is packed with potential and personality. Nestled on a private, fenced lot just steps to Knox Mountain Park, beaches, and the city's best trails, this is the perfect fit for first-time buyers or those looking for an investment with upside. Inside, you'll find a bright, functional layout with a full bathroom on the upper level and a convenient half bath down. The lower-level bedroom features its own private entrance—ideal for a roommate, student, or home office. The home offers great bones, thoughtful updates, and loads of charm throughout. The outdoor space is a standout feature at this price point—fully fenced and private with mountain views and room to garden, play, or relax. A separate garage/workshop with power adds major value: perfect for bikes, tools, hobbies, or storing your weekend gear. Bonus features include a spacious driveway with room for 5 vehicles, newer electric hot water tank (2020), commercial-grade 3-ton AC unit, and a well-maintained furnace. There's even room for a future carriage house, making this an exciting opportunity in a walkable, bike-friendly neighbourhood that continues to grow in popularity. (id:6769)

Primary Bedroom 12'4" x 9'9"

Full bathroom 5'0" x 8'5"

Bedroom 9'2" x 11'7"

Bedroom 13'10" x 8'8"

Laundry room 8'0" x 8'6"

Partial bathroom 6'2" x 4'7"

Foyer 4'2" x 12'4"

Dining room 8'5" x 8'5"

Living room 16'4" x 12'4"

Kitchen 13'5" x 8'5"

Listing Presented By:



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