



## 698 Balsam Road Kelowna British Columbia

\$1,199,999

A rare Lower Mission opportunity that checks every box for investors, developers, and end users alike. Set on a flat and expansive 0.36-acre lot (approx. 15,616 sq.ft.) with excellent frontage, this property offers outstanding future redevelopment potential through subdivision (buyer to verify). The 3,115 sq.ft. home features a spacious 4-bedroom main residence plus a 2-bedroom, 1-bath legal suite (to verify) with separate driveways, entrances, and laundry. A unique side-by-side configuration provides flexibility for multi-generational living or strong rental appeal. Currently 4 bed side is rented for \$3,200 per month including utilities and 2 bed side is vacant potential \$1800. This is a solid income-producing hold while planning future possibilities. A large 25' x 27' detached garage/workshop adds exceptional value for storage, hobbies, or a home-based business. Located directly next to Dorothea Walker Elementary and surrounded by parks, beaches, shopping, and recreation, this is a location families love. With ongoing redevelopment transforming Balsam Street into one of Lower Mission's most sought-after corridors, this is a rare chance to secure a premium lot with tremendous upside in today's market. (id:6769)

Living room 9'7" x 17'5"

Kitchen 13'2" x 12'9"

Dining room 10'8" x 12'3"

Primary Bedroom 12'10" x 18'9"

Full bathroom 9'1" x 12'9"

Living room 9'7" x 17'5"

Kitchen 15'8" x 11'7"

Family room 11'8" x 25'

Partial bathroom 5'1" x 10'2"

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Bedroom 10'9" x 17'7"

Laundry room 5'1" x 4'8"

Bedroom 9'9" x 17'7"

Full bathroom 8'6" x 6'7"

Bedroom 12'4" x 11'3"

Bedroom 13'4" x 15'5"

Bedroom 10'1" x 11'1"

Utility room 10'10" x 11'7"

Living room 17'0" x 14'9"

Listing Presented By:



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