



## 953 Borden Avenue Kelowna British Columbia

\$1,025,000

Welcome to 953 Borden Avenue - an incredibly unique property with additional development potential. This home is uniquely situated where it has residential street access from both sides of the property giving you development potential that is not found often. By being street facing on either side and being MF1 zoning it allows you to build a second, single family home or even a set of townhouses, with street access instead of an alleyway. This property currently offers a 3 bedroom home featuring a fantastic mortgage-helper basement suite. The main story of this home features two spacious bedrooms, and one bathroom spread across a great floor plan, mid century modern style and soaked with natural light. Downstairs you have a one bedroom self contained basement suite to help pay that monthly mortgage, or to host friends and family from out of town. The pride of ownership in this home shines, with a substantial list of upgrades, including a new roof, furnace & ac, basement, water lines, gas lines, and much more. This gem is perfectly situated within walking distance to all the amenities and activities you could ever dream of. You'll be just steps away from excellent shopping districts, the vibrant downtown core, great restaurants and bars, transit stops, and most importantly, a short bike ride or walk to the beach. Having all of these daily amenities just outside your front door adds a great layer of convenience to your everyday life. (id:6769)

Utility room 6'3" x 3'7"

Recreation room 22'4" x 10'7"

Bedroom 10'2" x 10'8"

Kitchen 11'10" x 12'3"

Bedroom 15'7" x 9'5"

3pc Bathroom 9'8" x 11'1"

Primary Bedroom 13'5" x 10'7"

Living room 18'2" x 12'10"

Kitchen 10'1" x 11'

Dining room 7'10" x 11'5"

Bedroom 8'11" x 12'

4pc Ensuite bath 6'8" x 8'

Listing Presented By:



Originally Listed by:  
Real Broker B.C. Ltd

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



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.