



953 Borden Avenue Kelowna British Columbia

\$919,900

Welcome to 953 Borden Avenue, an incredible property, in a central location with rare development potential! Uniquely positioned with residential street access on both sides, this lot offers an incredible opportunity that's not often found. Zoned MF1, it allows for the construction of a second single family home or even a set of townhouses, all with direct street access rather than an alleyway. The home features a bright and inviting 3 bedroom layout, complete with a valuable mortgage helper basement suite. The main level showcases a spacious, light filled floor plan with two generous bedrooms and one bathroom, highlighted by stylish mid-century modern elements. Downstairs, a fully self contained one bedroom suite provides great flexibility, whether for rental income or hosting guests. Meticulously maintained, this home boasts a long list of upgrades, including a new roof, furnace, A/C, updated basement, water and gas lines, and much more. Nestled in an unbeatable location, you're within walking distance of premier shopping, vibrant downtown attractions, top rated restaurants and bars, transit options, and best of all a short bike ride or walk to the beach. With every convenience at your doorstep, 953 Borden Avenue offers both an outstanding investment opportunity and an amazing lifestyle for your family. (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.