

# \$2,690,000 - 1506 Dickson Avenue, Kelowna

MLS® #10359958

**\$2,690,000**

7 Bedroom, 6.00 Bathroom, 4,304 sqft

Single Family on 0.20 Acres

Springfield/Spall, Kelowna, British Columbia

Development, Investment, or Family Opportunity in Central Kelowna! This exceptional property offers four separate income streams while positioned in a prime Kelowna development corridor, making it an outstanding holding property with strong future potential. The main residence has been tastefully updated with 2 bedrooms, 2 bathrooms, spacious living and family rooms, dining and breakfast areas, an office/den, and dual laundry (including a tenant setup). Upstairs youâ€™ll find a legal 2-bedroom, 1.5-bath suite as well as a 2-bedroom, 1-bath in-law suiteâ€”both with private balconies. A detached heated garage/workshop with 220V service provides excellent utility and includes an additional 1-bedroom, 1-bath suite above. With parking for 13 vehicles, a newer roof, and updated appliances, this property is designed to generate income while offering flexibility. It is a developerâ€™s dream with potential for land assembly or higher-density redevelopment under Kelownaâ€™s future land use designations, yet equally appealing to a family seeking a spacious home with substantial mortgage-helping rental income. (id:6289)

Built in 1950

## Essential Information

|           |             |
|-----------|-------------|
| Listing # | 10359958    |
| Price     | \$2,690,000 |



|                |               |
|----------------|---------------|
| Bedrooms       | 7             |
| Bathrooms      | 6.00          |
| Half Baths     | 1             |
| Square Footage | 4,304         |
| Acres          | 0.20          |
| Year Built     | 1950          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1506 Dickson Avenue |
| Subdivision | Springfield/Spall   |
| City        | Kelowna             |
| Province    | British Columbia    |
| Postal Code | V1Y4B7              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Golf Nearby, Park, Schools, Shopping                  |
| Features       | Level lot, Irregular lot size, Two Balconies          |
| Parking Spaces | 4   |
| Parking        | Attached Garage, Heated Garage, Rear, RV, See Remarks |
| # of Garages   | 4   |
| View           | City view, Mountain view                              |

### Interior

|              |  |
|--------------|--|
| Appliances   | Refrigerator, Dishwasher, Dryer, Oven - Electric, Range - Electric, Range - Gas, Microwave, Oven, Washer & Dryer |
| Heating      | Electric, Other Forced air, See remarks  |
| Cooling      | Central air conditioning, Wall unit, Window air conditioner  |
| # of Stories | 2  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Stucco                                   |
| Exterior Features | Landscaped, Level, Underground sprinkler |
| Roof              | Asphalt shingle                          |

### Additional Information

|        |             |
|--------|-------------|
| Zoning | Residential |
|--------|-------------|

### Listing Details



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