

# \$899,999 - 1830 Riverside Avenue, Kelowna

MLS® #10362012

**\$899,999**

2 Bedroom, 1.00 Bathroom, 1,107 sqft

Single Family on 0.17 Acres

Kelowna South, Kelowna, British Columbia

Nestled in a quiet pocket just off the coveted Abbott Street, this well-maintained home is located in one of Kelowna's most desirable and walkable neighborhoods. Set just steps from the lake, downtown core, parks, beaches, shopping, restaurants, transit, and hiking trails, this property offers unmatched access to the best the city has to offer. Positioned on a flat, semi-private lot with green space, and zoned for multi-dwelling use, this property presents a rare opportunity for investors, developers, or buyers seeking a prime holding property. Whether you're looking to build now, rent and hold, or plan for future development, the flexibility here is unmatched. While the true value lies in the land and its potential, the home itself is nothing to overlook. Warm, cozy, and full of character, it features 2 bedrooms and 1 bathroom, large windows that bring in natural light, and even glimpses of the lake. The layout is functional and inviting, offering comfortable living now or solid rental potential. A detached garage adds additional storage and utility. Plus, the plumbing, heating & electrical systems have all been updated, adding peace of mind, making it move-in or rent-out ready. This property truly has to be seen to appreciate the location, the beautifully landscaped setting, and the overall sense of space it offers. Whether you're looking for a place to live, hold, rent or redevelop, it's a rare opportunity in one of Kelowna's most cherished neighborhoods. (id:6289)



Built in 1932

**Essential Information**

Listing #	10362012
Price	\$899,999
Bedrooms	2
Bathrooms	1.00
Square Footage	1,107
Acres	0.17
Year Built	1932
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	1830 Riverside Avenue
Subdivision	Kelowna South
City	Kelowna
Province	British Columbia
Postal Code	V1Y1A7

**Amenities**

Parking Spaces	3
Parking	Detached Garage
# of Garages	1
View	City view, River view, Lake view, Mountain view, View (panoramic)

**Interior**

Appliances	Refrigerator, Oven, Washer & Dryer
Heating	Forced air, Heat Pump
Cooling	Central air conditioning
# of Stories	1

**Exterior**

Exterior	Stucco
Roof	Asphalt shingle

**Additional Information**

Zoning	Unknown
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**Listing Details**

Listing Office

Coldwell Banker Executives Realty



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