

\$874,900 - 1463 Braemar Street, Kelowna

MLS® #10362149

\$874,900

5 Bedroom, 3.00 Bathroom, 2,255 sqft

Single Family on 0.17 Acres

Glenmore, Kelowna, British Columbia

Discover an exceptional opportunity in a PRIME old Glenmore location!! This bright & spacious 5-bedroom, 3-bathroom home offers over 2200 square feet of comfortable living space, in a family area, just minutes from downtown, Okanagan Lake, shopping, schools & just steps from bike path, Apple Bowl stadium & bus stops. The main floor features an open-concept layout w/updated kitchen overlooking a generous, fully fenced backyard, perfect for entertaining & gardening. The inviting living room incl. new blinds & a cozy gas fireplace, while the adjacent dining area, w/french doors, leads to a sunroom offering serene mountain views. The main level also hosts three well-proportioned bdrms, incl. the primary bdrm w/modern barn door leading to an updated 2-piece ensuite. Downstairs, the home continues to impress w/newer flooring throughout. A large family room w/gas fireplace provides an ideal space for gatherings. The lower level also incl. a sizable storage/workshop/flex room w/direct access to the carport, a three-piece bathroom, a laundry area & two additional bdrms. Outside, the property boasts fantastic curb appeal w/low maintenance front landscaping & a backyard designed for enjoyment, featuring a nice irrigated green space & a massive new deck & patio area. Parking is ample w/single carport, two additional uncovered spots & plenty of street parking. Currently zoned MF1, w/future C-NHD designation, this home presents a fantastic investment opportunity w/6 bdrm



rental potential. (id:6289)

Built in 1971

Essential Information

Listing #	10362149
Price	\$874,900
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	2,255
Acres	0.17
Year Built	1971
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1463 Braemar Street
Subdivision	Glenmore
City	Kelowna
Province	British Columbia
Postal Code	V1Y3X4

Amenities

Parking Spaces	4
Parking	Additional Parking
View	Mountain view

Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Microwave, Washer
Heating	Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
# of Stories	2

Exterior

Exterior	Vinyl siding
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Exterior Features	Underground sprinkler
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Century 21 Assurance Realty Ltd
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