

\$949,000 - 1404 Graham Street, Kelowna

MLS® #10367111

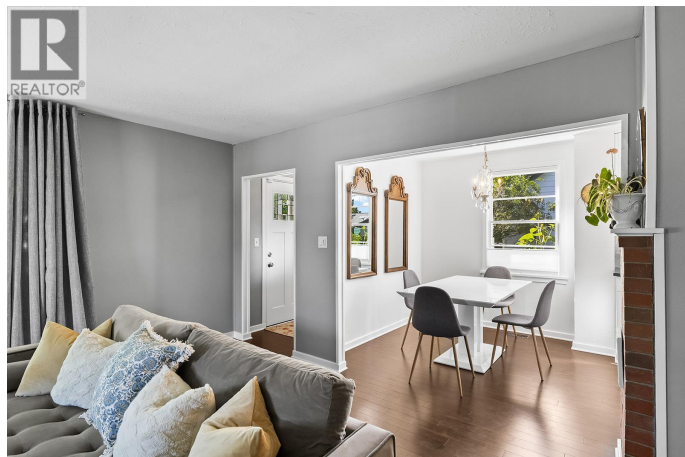
\$949,000

3 Bedroom, 1.00 Bathroom, 1,335 sqft

Single Family on 0.17 Acres

Kelowna North, Kelowna, British Columbia

This downtown historic gem is full of timeless character, while modern updates blend seamlessly with the home's heritage appeal. From the original fir floors underfoot to the working brass doorknobs, every detail whispers of quality craftsmanship built to last for generations. This 0.17 acre corner lot is one of the largest lots available downtown. (The 0.17 acre corner lot next door is for sale too). Road access on 3 sides, and multi family zoning means excellent value for future development. With a picket fence and lush flower gardens, this charming 3-bedroom, 1-bath home offers something rare downtown: a spacious yard shaded by a magnificent heritage walnut tree, and a cherry tree that blooms each spring. Imagine sipping coffee on the quaint back porch while enjoying birdsong in this quiet neighborhood. Inside, the kitchen and lower-level flooring have been refreshed, hot water on demand system added, the bathroom tastefully updated (and features the original cast iron clawfoot tub), and the roof replaced, so you can move in and relax. There's a double carport, and plenty of free street parking for guests. But with everything Kelowna has just outside your door—restaurants, shops, Martin Park next door, and the lake only an 11-minute walk away—you might find yourself walking or biking everywhere! If you've been dreaming of owning a cute, historic single-family home, close to downtown where you can enjoy both urban conveniences and



the peace of your own space, this is it!
(id:6289)

Built in 1947

Essential Information

Listing #	10367111
Price	\$949,000
Bedrooms	3
Bathrooms	1.00
Square Footage	1,335
Acres	0.17
Year Built	1947
Type	Single Family
Sub-Type	Freehold
Style	Bungalow, Cabin, Cottage, Other, Split level entry

Community Information

Address	1404 Graham Street
Subdivision	Kelowna North
City	Kelowna
Province	British Columbia
Postal Code	V1Y3A8

Amenities

Amenities	Public Transit, Park, Recreation, Schools, Shopping
Features	Private setting, Corner Site
Parking Spaces	4
Parking	Carport
# of Garages	1
View	City view, Mountain view, View (panoramic)

Interior

Appliances	Refrigerator, Dishwasher, Range - Electric, Microwave, Washer & Dryer
Heating	Forced air
Cooling	Window air conditioner
# of Stories	1

Exterior

Roof Asphalt shingle

Additional Information

Zoning Unknown

Listing Details

Listing Office Royal LePage Kelowna



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