

\$1,100,000 - 1033 / 1035 Laurier Avenue, Kelowna

MLS® #10365162

\$1,100,000

6 Bedroom, 4.00 Bathroom, 1,368 sqft

Single Family on 0.23 Acres

Kelowna South, Kelowna, British Columbia

Priced BELOW ASSESSMENT! Perfect opportunity for multigenerational living! This full side by side duplex is apart of a land assembly offering a prime development location! Nestled onto Laurier Avenue this 0.23 acre duplex property must be ""sold simultaneously"" with the adjacent 0.15 acre neighboring 1025 Laurier Avenue single family home with a legal suite. These 2 properties combined create a combined 0.38 acre (16,553 sq ft) development canvas for a future further land assembly or development! Close to urban transit corridor, on sewer, and in quiet setting hidden within the urban bustle! This combined two-lot land assembly with MF1 zoning and approximately 125 feet of frontage aligns with the 2040 Official Community Plan, designating it as Core Neighbourhood (C-NHD Urban Core) â€” a future land use supporting medium-density apartment housing. Currently the updated single-family home and adjacent full duplex, both with long-term tenants in place, can generate holding income while planning your project or alternatively is the perfect base for multigenerational families where everyone in the family is within close proximity and within walking distance to amenities in this central Kelowna location. Buyers are advised to perform their own due diligence to confirm zoning and development potential. (id:6289)

Built in 1991



Essential Information

Listing #	10365162
Price	\$1,100,000
Bedrooms	6
Bathrooms	4.00
Half Baths	2
Square Footage	1,368
Acres	0.23
Year Built	1991
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1033 / 1035 Laurier Avenue
Subdivision	Kelowna South
City	Kelowna
Province	British Columbia
Postal Code	V1Y6B2

Amenities

Amenities	Park, Recreation, Schools, Shopping, Ski area
Parking	Street

Interior

Heating	Electric
# of Stories	2

Exterior

Exterior	Stucco
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Royal LePage Kelowna
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