

\$899,900 - 784 Lawrence Avenue, Kelowna

MLS® #10366938

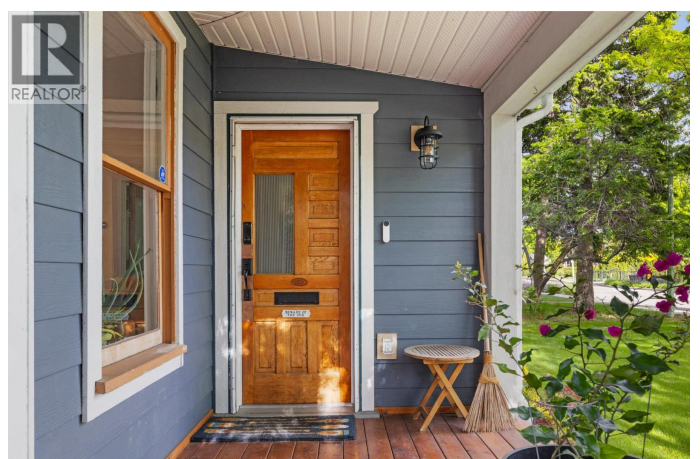
\$899,900

4 Bedroom, 3.00 Bathroom, 1,930 sqft

Single Family on 0.14 Acres

Kelowna North, Kelowna, British Columbia

Discover the perfect mix of development potential and historic character in this updated 1925 two-story home in downtown Kelowna. Zoned MF1 with rear lane access and designated Core Area "Neighbourhood" in the 2040 OCP, the property offers excellent opportunities for multi-unit infill. Listed on the City of Kelowna's Heritage Register but not designated, the home allows flexibility for future projects while opening doors to heritage grants or a Heritage Revitalization Agreement for uses such as office space or a bed and breakfast. The 1,930 sq. ft. home features 4 bedrooms, 2.5 bathrooms, and a thoughtful mix of original details and modern upgrades. Heritage charm includes exposed brick accents, corbelled chimneys, and hardwood floors, while updates feature a renovated kitchen with custom cabinetry, stainless steel appliances, and a cozy brick breakfast nook. The main-floor primary suite offers a newly updated ensuite, with additional living space highlighted by an open-concept dining/living area and fireplace. Recent mechanical upgrades include a newer furnace, air conditioning system, offering peace of mind for years to come. The fully fenced yard includes mature landscaping, raised garden beds, and a revitalized patio, plus four off-street parking spaces and a detached garage. Steps from downtown's shops, restaurants, and the waterfront, this is a rare offering for a strong rental property or a family residence, and future redevelopment site. \$52,100 under



assessed value. (id:6289)

Built in 1925

Essential Information

Listing #	10366938
Price	\$899,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,930
Acres	0.14
Year Built	1925
Type	Single Family
Sub-Type	Freehold

Community Information

Address	784 Lawrence Avenue
Subdivision	Kelowna North
City	Kelowna
Province	British Columbia
Postal Code	V1Y6L9

Amenities

Features	Central island
Parking Spaces	1
Parking	Additional Parking, Detached Garage
# of Garages	1

Interior

Heating	Forced air, Other, See remarks
Cooling	Central air conditioning, Wall unit
Fireplace	Yes
# of Fireplaces	2
# of Stories	2

Exterior

Exterior	Other
Exterior Features	Underground sprinkler

Roof	Asphalt shingle
Foundation	Block

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Unison Jane Hoffman Realty
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