

# \$1,095,000 - 258 Riverside Avenue, Kelowna

MLS® #10358221

**\$1,095,000**

3 Bedroom, 1.00 Bathroom, 2,125 sqft

Single Family on 0.19 Acres

Kelowna South, Kelowna, British Columbia

This 3-bedroom, 1-bathroom home at 258 Riverside offers a prime location in Kelowna's sought-after Abbott Heritage Area, steps from the lake, downtown amenities, and the vibrant Abbott Street and Bernard Avenue. The property features a large, private 0.19-acre lot with mature landscaping, a fully fenced backyard, and ample space for RV/boat parking. Upgrades include new central air, furnace, hot water tank (2017), roof (2019), exterior paint (2023), interior paint (2018), kitchen counters (2018), back deck with new railings (2018), stainless steel appliances (2020), and washer/dryer (2020). RU1 zoning and minimal traffic enhance the appeal. Desirable Neighborhood: Nestled in the Abbott Heritage Area, known for its picturesque, tree-lined streets. Walkable to Downtown: Close proximity to the lake, beach, Bernard Avenue, and all downtown Kelowna has to offer. Privacy and Space: The 0.19-acre lot offers a private setting with mature landscaping, a rarity in the downtown core. RV/Boat Parking: Ideal for those needing space for recreational vehicles. Immaculate Condition: The property has been meticulously maintained and is move-in ready. Fenced Backyard: Provides a secure and private outdoor space. RU1 Zoning: Allows for various uses and potentially future development opportunities. Low Traffic: A quiet street with minimal traffic in front of the property. (id:6289)

Built in 1937



## Essential Information

Listing #	10358221
Price	\$1,095,000
Bedrooms	3
Bathrooms	1.00
Square Footage	2,125
Acres	0.19
Year Built	1937
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	258 Riverside Avenue
Subdivision	Kelowna South
City	Kelowna
Province	British Columbia
Postal Code	V1Y1A6

## Amenities

Features	Irregular lot size
Parking Spaces	1
Parking	Additional Parking, Detached Garage
# of Garages	1
Is Waterfront	Yes
Waterfront	Waterfront on stream

## Interior

Heating	See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

## Exterior

Exterior	Stucco
Roof	Asphalt shingle

## Additional Information

Zoning	Unknown
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## Listing Details

Listing Office      The Agency Kelowna



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