



## 727 Houghton Road 107 Kelowna British Columbia

\$399,900

Welcome home to unit 107 at Orchard Hills 1 in the relaxed Rutland North neighborhood. Built in 1992, this established 3-story condo building is well maintained and managed and offers an exceptionally convenient lifestyle. This home provides a functional 2 bedroom layout with a semi-open concept, freshly renovated kitchen (Feb 2026) that lends itself perfectly to entertaining or experimenting with your favorite recipes. The private and shaded balcony offers an extra "living-room" for the shoulder seasons and during the beautiful Okanagan summers. Residents here benefit from essential building amenities including elevator access, a parkade with secure parking spaces, and dedicated storage lockers as well as ample guest parking on-site. The location is highly walkable and perfect for outdoor enthusiasts, sitting just steps away from the expansive green spaces of Ben Lee Park and Rutland Recreation Park. Daily errands and family needs are effortlessly met with nearby shopping centers, diverse restaurants, public transit access, and the local YMCA; making the neighborhood exceptionally well-suited for families or those looking for a walk-able lifestyle. This condo offers the convenience of first floor living while still being elevated above the parkade so that your balcony is not accessible from the ground level, making it a peaceful environment with no traffic noise and southern sun exposure; this home delivers the ideal balance of quiet residential living and urban convenience. (id:6769)

Other 6'8" x 6'10"

Foyer 13'3" x 15'6"

4pc Ensuite bath 9'4" x 4'10"

3pc Bathroom 7'6" x 6'6"

Bedroom 13'10" x 9'8"

Primary Bedroom 16'0" x 11'8"

Kitchen 11'8" x 9'1"

Dining room 10'10" x 8'8"

Living room 15'2" x 13'1"

Listing Presented By:



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