



7841 Highway 97 N Other 109-4 Kelowna British Columbia

\$299,900

Listing Presented By:



Originally Listed by:

Royal LePage Kelowna



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AFFORDABILITY AND LIFESTYLE COME TOGETHER! Enjoy peaceful morning coffees by the lake (and all the perks of homeownership) for less than \$300k! Steps to the lake with shared beach access, this 2-bed + den home offers space and a lifestyle you'll love - without the property transfer or spec tax (hello summer home). At over 1,200 sq. ft., the layout feels functional, with tasteful updates to the kitchen and bathrooms adding a fresh, modern touch. The enclosed den works perfectly as a home office, playroom, or even a third bedroom, and the large in-unit laundry room doubles as extra storage. Set in a quiet, no-thru-road community, you'll also enjoy RV/boat storage, lots of visitor parking, and the peace of living just off the waterfront. Enjoy water sports? This is the perfect place for you! Pop your own bouy in the water for a boat, and/or enjoy paddleboarding, kayaking, water skiing, and even ice fishing in the winter. Also, bring the pets with no pet size or number restrictions (just no vicious breeds)! The location offers strong rental potential due to the proximity to UBCO, leaving your summers free to enjoy it yourself with shorter rental terms if wanted. You're a short walk to public transit, and minutes to UBCO, multiple grocery stores, the airport, wineries, cideries, cafes, and shops. Whether you're looking for a year-round home, a charming seasonal getaway, or an investment with flexibility, this property checks all the boxes - FINANCING AVAILABLE WITH BMO OR TD! (id:6769)

Primary Bedroom 12'11" x 14'4"

Living room 16'8" x 14'6"

Laundry room 10' x 9'

Kitchen 10'6" x 9'8"

Foyer 8'1" x 11'9"

Dining room 11'8" x 7'10"

Dining nook 4'6" x 5'2"

Bedroom 9'11" x 13'5"

Den 10' x 9'7"

4pc Bathroom 9'10" x 4'11"

3pc Ensuite bath 5'5" x 10'2"

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