



## 456 McPhee Street 109 Kelowna British Columbia

\$649,900

Parkside Villas truly lives up to its name. This attractive townhome fronts directly onto Ben Lee Park, with green space, trails, & recreation literally at your doorstep. Offering 3 beds & 2.5 baths, this well-designed home features heritage fir flooring reclaimed from a historic Saskatchewan schoolhouse, a hickory built-in bookshelf, & additional custom kitchen cabinetry (because storage should never be optional). The eat-in kitchen includes an eating bar, custom roller drawers, window bench, a covered deck & a cozy corner gas fireplace for everyday comfort. Windows have a reflective film, for those hot Okanagan summers too (but don't worry, your central a/c will keep you cool). Upstairs on the bedroom level is also the spacious laundry rm! Lower walk-out level has comfortable craft/play or family rm. A rare standout: this is the only home in the complex with a separate walk-out door, perfect for welcoming guests from the attached dble garage. Plus there are 2 add'l driveway parking stalls which provide convenient visitor parking. Recent updates include a high-efficiency furnace, hot water tank, washer, dryer, refrigerator & a 2-year-old roof, offering peace of mind. Set in a central and walkable, park-side location, Ben Lee Park features a water park, accessible playground, skateboard park, basketball courts, walking trails & expansive green space - an unbeatable extension of your yard. A rare combination of location, upgrades & parking, this one checks all the boxes! (id:6769)

4pc Bathroom Measurements not available

Laundry room 5'1" x 6'8"

Bedroom 12'10" x 9'8"

Bedroom 12'6" x 9'5"

4pc Ensuite bath Measurements not available

Primary Bedroom 13'5" x 12'

Utility room 7'5" x 8'10"

Family room 14'1" x 15'1"

2pc Bathroom Measurements not available

Dining room 13'1" x 10'

Kitchen 17'6" x 9'5"

Living room 20'3" x 18'

Listing Presented By:



Originally Listed by:

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