



## 725 Academy Way 118 Kelowna British Columbia

\$545,000

Welcome to #118 725 Academy Way! Located just South of UBC Okanagan at U-Five in the University District - a thriving off-campus neighborhood where students can work, live and play - this beautiful, well appointed, 3-bedroom and 3-bathroom unit includes 915 sq. Ft of living space with a 297 sq. Ft, fully fenced outdoor patio. The Kitchen features two-tone kitchen cabinets, quartz countertops, modern backsplash, stainless-steel appliances and opens onto the living room with access to the outdoor patio. The unit is complete with 3-bedrooms, 3-bathrooms and a laundry closet (two of the bedrooms have private en-suites, while the third bathroom is a stand-alone). The University District offers direct access to restaurants, breweries, shopping, public transit, Kelowna International Airport, and the ever-popular, Okanagan Rail Trail. This is an excellent opportunity to own if you have family members attending UBCO and want to subsidize the cost of living or you are simply looking to add a property to your investment portfolio. Rentals are allowed, with restrictions (min. 30 days) and pets are also allowed, with restrictions (up to two dogs, or two cats, or one dog and one cat). (id:6769)

Other 21'0" x 7'0"

Full bathroom 6'6" x 7'9"

Bedroom 9'4" x 10'4"

Full ensuite bathroom 7'9" x 5'4"

Primary Bedroom 9'3" x 9'11"

Full ensuite bathroom 7'9" x 5'4"

Primary Bedroom 9'10" x 9'9"

Living room 10'3" x 16'1"

Kitchen 13'4" x 9'3"

Listing Presented By:



Originally Listed by:

Oakwyn Realty Okanagan

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