



## 935 Academy Way 118 Kelowna British Columbia

\$549,500

Bright, south-facing 3-bedroom, 2-bath unit in U One -- just a 7-minute walk to UBCO! Available for vacant possession anytime after August 1, 2025. Ground-floor convenience meets private outdoor living with a walk-out patio and fenced yard, perfect for pets, studying in the sun, or entertaining friends. Easy-care vinyl plank flooring, an open layout, and large windows bring a modern, airy feel throughout. Includes 2 Parking Stalls - 1 underground and 1 surface parking stall -- ideal for roommates or guests. Whether you're a student, parent, or investor, this location is hard to beat. Quick access to transit, trails, and university life, with strong rental demand year-round. Long-term rentals are allowed. Pet Restrictions: up to 2 cats, alternatively, one dog weighing no more than 40 pounds and one cat or two dogs each weighing no more than 40 pounds or one dog weighing up to 80 pounds. Furniture negotiable. (id:6769)

Other 3'4" x 3'10"

Living room 12'5" x 12'6"

Kitchen 14'5" x 12'

4pc Bathroom 7'4" x 5'1"

3pc Ensuite bath 5'11" x 9'

Bedroom 8'6" x 8'11"

Bedroom 9'2" x 12'

Primary Bedroom 9'3" x 12'1"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

<http://www.trishcenci.com/>



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