



# 1259 Rio Drive Kelowna British Columbia

\$1,149,900

Wonderful 4 year old family home in a super convenient and friendly neighbourhood. This 4 bedroom home is ideally designed and ready to move into. The main floor boasts a very well designed kitchen and eating area which is open to a comfortable family room. The mud room is perfectly situated as you come in from your 2 car garage. There is a 1/2 bath on this floor for easy access for guests and family. The 2nd floor boasts 3 bedrooms, including a generously sized primary bedroom with a great walk-in closet and fully equipped en-suite bathroom. The laundry room is also situated on the 2nd floor. In the basement there is a 4th large bedroom and a rec/family room and a full bathroom. This would be a fantastic place for a teenager or student to make their own space. The fully fenced and beautifully landscaped rear yard is ready and waiting for your summer days and pets. The neighbourhood offers incredible access to school bus stops, just steps from the front door, with the school catchment area giving access to Kelowna most sought after schools, Watson Road Elementary and Dr. Knox Middle school and Kelowna Senior Secondary. Don't hesitate to make this your dream home and location. (id:6769)

- Other 5'11" x 10'10"
- Bedroom 9'8" x 10'10"
- Bedroom 9'8" x 10'9"
- Primary Bedroom 13'10" x 10'11"
- 4pc Bathroom 8'3" x 7'9"
- 3pc Ensuite bath 8'3" x 10'11"
- Utility room 19'8" x 5'
- Recreation room 15'3" x 13'7"

- Bedroom 9'6" x 10'4"
- 4pc Bathroom 7'6" x 5'6"
- Living room 13'6" x 14'7"
- Kitchen 15'6" x 9'10"
- Other 19'10" x 19'6"
- Dining room 8'10" x 5'11"
- 2pc Bathroom 4'11" x 6'1"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

<https://kelownarealestateagent.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.