



## 445 Yates Road 135 Kelowna British Columbia

\$749,000

Welcome to The Orchards, a sought-after complex in the heart of Glenmore! This well-maintained home offers incredible value with low strata fees of just \$150/month and no age restrictions. Major updates are already done: roof (2011), furnace (2017), hot water tank (2021), air conditioner (2023), and fresh interior paint (2025). The spacious main floor features a bright, open-concept living and dining area with a gas fireplace and a large picture window (replaced 2025). The generously sized kitchen includes ample cabinetry, a casual eating nook, and access to a private, fenced backyard—ideal for relaxing or entertaining. For anyone with a green thumb, there's a dedicated space for gardening. Both lawn and garden benefit from a built-in sprinkler system for easy maintenance. With three bedrooms on the main, there's flexibility to use one as a home office. The primary suite boasts a walk-in closet and full ensuite. A second full bathroom with tub is also on the main. Downstairs, the fully finished basement offers even more space with a large rec room, fourth bedroom, full bathroom, and tons of storage, including a cold room. A double car garage adds extra convenience and storage. Enjoy an unbeatable Glenmore location—close to schools, shopping, restaurants, parks, and walking trails. One cat or dog allowed! Move-in ready and waiting for you to call it home. (id:6769)

3pc Bathroom 7'11" x 10'4"

Bedroom 13'11" x 13'7"

Recreation room 25'6" x 17'10"

Other 20'4" x 19'7"

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

Bedroom 10'4" x 11'4"

Bedroom 9'5" x 10'

3pc Ensuite bath 10'4" x 4'11"

Primary Bedroom 13' x 13'

Dining room 11'2" x 7'9"

Living room 12' x 17'5"

Kitchen 17' x 10'11"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna



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.