



## 1420 Bentien Road Kelowna British Columbia

\$1,069,900

Located at the end of a quiet cul-de-sac in desirable Toovey Heights, this rancher with walk-out basement offers space, function, and flexibility. The main floor features a large kitchen with loads of cabinetry, a bright entryway with skylight, engineered hardwood throughout most of the upper level, and a gas fireplace in the cozy living room. A flex room just off the living area is perfect for a home office or den. The primary bedroom includes a spacious walk-in closet and an updated ensuite with quartz counters, undermount sink, and walk-in shower. Downstairs, you'll find a bright 2-bedroom suite with separate laundry--ideal for extended family or income. A bonus workshop space beside the suite offers great potential for indoor storage, a home business, or a gym. The backyard is a good size and nicely landscaped, with loads of parking out front. Updated bathrooms, furnace (2022), A/C (2022) hot water tank (2025), and a fantastic location make this home a must-see! (id:6769)

Workshop 19'3" x 20'9"

Bedroom 11'4" x 12'10"

3pc Ensuite bath 6' x 8'4"

Primary Bedroom 11'5" x 16'6"

4pc Bathroom 4'11" x 8'5"

Office 6'7" x 8'2"

Living room 17' x 14'6"

Laundry room 9'6" x 10'5"

Kitchen 9'11" x 12'2"

Dining room 9'1" x 16'2"

Foyer 6'2" x 14'8"

Other 9'2" x 8'10"

Other 3' x 9'4"

Full bathroom 4'11" x 9'3"

Bedroom 1'4" x 13'5"

Primary Bedroom 22'1" x 10'11"

Living room 17'1" x 15'6"

Dining room 7'11" x 15'1"

Kitchen 10'6" x 10'9"

Listing Presented By:



Originally Listed by:  
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