



194 Poonian Court Kelowna British Columbia

\$1,024,900

Tucked away on a small cul-de-sac in North Rutland, this warm and welcoming home offers the space, flexibility, privacy and comfort that growing or multi-generational families need. Set on a large 0.169 acre corner lot, there's room here for everyone--inside and out. On the main floor, ample windows frame peaceful mountain views, bringing natural beauty into everyday life. The sunlit open-concept living space features warm hardwood floors and a cozy gas fireplace. Grab your groceries and walk from the double garage through the mud room and into your island kitchen - with black appliances and a granite backsplash. Family-friendly layout offers three generous bedrooms up including a spacious primary suite with walk-in closet and large ensuite, plus an extra 4 piece bathroom. Downstairs, a full walkout in-law suite with its own private entrance and parking provides independence for extended family, guests, or older kids. Includes a large bedroom, updated kitchen and brightly lit rec room. The fully fenced, irrigated private yard is ideal for kids, pets, gardening, and gathering--complete with shed, gorgeous shade maples and access from the main floor. Central A/C and close proximity to schools, parks, shops, transit, and the local YMCA make life here as practical as it is peaceful. And quick access to Highway 33 means a little less time to get the family up to Big White! This is more than just a house--it's a place where your loved ones can grow, connect, and truly feel at home. (id:6769)

4pc Bathroom 12'8" x 6'7"

4pc Ensuite bath 13'8" x 6'

Primary Bedroom 17'1" x 15'9"

Bedroom 12'8" x 11'3"

Bedroom 11' x 11'1"

Utility room 8'2" x 4'

Recreation room 18'10" x 22'7"

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.

Kitchen 13' x 14'

Laundry room 9'1" x 8'5"

2pc Bathroom 5'2" x 4'11"

Foyer 8'10" x 10'6"

Living room 18' x 15'5"

Full bathroom 5'3" x 8'

Primary Bedroom 15'6" x 13'10"

Kitchen 7'8" x 8'

Listing Presented By:



Originally Listed by:
eXp Realty (Kelowna)

<https://akloewen.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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