



2835 Canyon Crest Drive 2 West Kelowna British Columbia

\$924,900

Welcome to home #2 at Edge View, a 2,418sqft move-in ready walk-out rancher townhome with amazing views of Shannon Lake and \$13,500 in upgrades included- this is your opportunity to enjoy the best of the West Kelowna lifestyle! Features include 2 bedrooms, 2 flex/den spaces, 3 bathrooms, and a double side-by-side garage. With the primary bedroom on the main floor, you'll enjoy easy access to the kitchen, living/dining area, and laundry room. The primary ensuite includes a deluxe soaker tub, double-sink vanity, semi-frameless glass shower, and walk-in closet. The high-end modern kitchen is outfitted with premium quartz countertops, a slide-in gas range, stainless steel dishwasher, and refrigerator. Downstairs, you'll find an additional bedroom and bath, 2 flex spaces, and a large recreation room. Relax on your partially covered deck and lower patio, both with gorgeous views of Shannon Lake! Built with advanced noise-canceling Logix ICF blocks in the party wall for superior durability and insulation. Includes a 1-2-5-10 Year New Home Warranty and meets Step 4 of BC's Energy Step Code. Located just 5 minutes from West Kelowna shopping, restaurants, and entertainment, and close to top-rated schools. Enjoy nearby nature with a small fishing lake, a family-friendly golf course, and plenty of hiking and biking trails. Take advantage of BC's expanded property tax exemption (conditions apply) - an additional \$16,498 in savings. First time buyer? You may be eligible to save the GST - an additional approx. \$46,245 in savings. Photos are of a similar home in the development. *Edge View Showhome is now located at 2-2835 Canyon Crest Drive, Open Sat-Sun 12-3pm *** (id:6769)

Full bathroom Measurements not available

Recreation room 17'3" x 19'4"

Bedroom 9'7" x 16'9"

Den 13'4" x 12'11"

5pc Ensuite bath

Primary Bedroom 12'11" x 13'

Partial bathroom Measurements not available

Living room 13'11" x 12'

Kitchen 13'2" x 15'

Dining room 13'2" x 10'6"

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

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



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®, REALTOR®, 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.