



## 3521 Carrington Road 209 West Kelowna British Columbia

**\$359,000**

NO LEASE PAYMENTS! NO PROPERTY TRANSFER TAX or SPECULATION TAX! IMMACULATE 2-Bed /4PC bath combines value & lifestyle at Aria. 720 SQFT is updated, freshly painted, new Moen combination rain & hand shower, sink & faucets. double towel rack, hand towel & toilet paper holder, soft-close toilet seat, electric baseboard heater, LED lighting, & also a 2023 heat pump upgrade (\$11,000 value) ensures efficient year-round comfort, while the fully paid-off land lease adds \$44,500 value. Upgraded fridge, stove, microwave, s/s sink, Delta kitchen faucet, extraordinary kitchen storage, generous quartz, & eat-up bar rarely found in a unit this size. The living rm opens onto a private deck w/ privacy screens, perfect for entertaining. From here, enjoy peaceful tree-lined views, evergreens that enhance the secluded feeling, and lifestyle moments like watching golfers play by day, sunsets over the mountains in the evening, & the Big Dipper framed from your window on clear nights. The underground parking stall is ideally located close to the elevator for easy access. You're steps away from shopping, restaurants, transit, golf, the Westside Wine Trail, & the beach, with medical services nearby. The building is pet-friendly (2 pets up to 18 ""/30 lbs), rentable (6mth min), & smoke-free, ensuring a clean environment. This charming condo blends comfort, thoughtful updates, & exceptional value. Whether you're looking for a smart investment or the perfect place to call home. Quick possession. (id:6769)

Utility room 3'5" x 3'

Primary Bedroom 10'5" x 12'3"

Living room 17'11" x 8'9"

Kitchen 9'11" x 9'2"

Dining room 7'9" x 6'10"

Bedroom 9'11" x 4'11"

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

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://zimmerrealestate.ca/>



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