



## 515 Houghton Road 212 Kelowna British Columbia

\$340,000

MAGNOLIA GARDENS - UNIT 212: This updated 1-bedroom, 1-bathroom unit is vacant and move-in ready, featuring new flooring and new appliances throughout. The thoughtful layout offers more space than expected, including a full bathroom with both a shower and tub. The sunny southeast-facing deck provides excellent outdoor space. Rentals are permitted, making this a solid investment or a perfect primary residence. Building amenities include secure underground parking with a car wash station, ample visitor parking both above and below ground, and a guest suite for visitors. The clubhouse is fully equipped with a kitchen, pool table, TV lounge, and a bookable dining room for larger gatherings. Additional features include a private storage locker, secure bike storage, and a carpentry workshop. With elevator access, secure entry, and single-level living, this home is ideal for down-sizers and first-time buyers alike. Pets are welcome. Centrally located in Kelowna's Rutland area, it is within walking distance to transit, shops, and daily amenities. Easy to show. (id:6769)

Living room 21'8" x 12'10"

4pc Bathroom 8'3" x 13'5"

Primary Bedroom 16'3" x 10'2"

Laundry room 6'1" x 3'8"

Kitchen 11'8" x 8'11"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty

<http://www.homesokanagan.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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