



## 2260 Omineca Place Kelowna British Columbia

\$819,000

Priced \$127,000 below the 2026 assessed value, this Dilworth Mountain grade level entry home presents a rare opportunity in one of Kelowna's most desirable neighbourhoods. Enjoy the location of a no-through road with stunning valley views from a spacious 2,300+ sq.ft. home featuring 4 bdrms, 3 baths & 2 lower level flex spaces ideal for a home office, Rec room, gym, or guest space. A recently rebuilt front deck provides the perfect place to relax & take in the views, while the backyard of the private 0.25-acre lot backs directly onto to 12 acres of P3-zoned City park land. Our home offers a terrific renovation potential with yard privacy & very convenient location near so many city amenities. Outdoor enthusiasts will appreciate being minutes from the Rail Trail cycling & running path, while Orchard Park Shopping Centre, restaurants & amenities are less than 5 mins away. Families will love this location & its close access to sought-after elementary & middle schools, while commuters benefit from easy access to Kelowna Int'l Airport, UBCO & downtown Kelowna. Dilworth Mountain is highly regarded for its central location, larger lots, mature landscaping & private settings. Whether heading to work, recreation, shopping or the lake, you're only a short drive away. The home includes an attached dbl garage, ample driveway parking & great neighbours. As a testament to the area's value, the adjacent property recently sold for \$1,233,000. Ours is a rental property & 24hr notice needed. (id:6769)

Listing Presented By:



Originally Listed by:  
REMAX Kelowna

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



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Primary Bedroom 11'7" x 13'6"

3pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Bedroom 8'10" x 15'6"

Bedroom 9'9" x 11'7"

Dining room 8'4" x 10'9"

Kitchen 10'11" x 14'4"

Laundry room 9'6" x 7'1"

Living room 15' x 18'3"

3pc Bathroom Measurements not available

Bedroom 8'10" x 12'

Bedroom 12'9" x 17'6"

Foyer 11'8" x 14'7"

Recreation room 14'9" x 17'1"

Storage 5'11" x 8'3"

Utility room 3'4" x 11'5"

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