



2451 Sexsmith Road Kelowna British Columbia

\$849,900

Country feel, city convenience. Welcome to 2451 Sexsmith Road, a recently updated rancher with a legal basement suite set on a private 0.29-acre lot with orchard and mountain views, ample parking, and room for the toys, vehicles, kids, pets, and everything else that comes with Okanagan living. This is the kind of location that is getting harder to find: peaceful, spacious, and tucked away from the busier parts of town, yet still just a short drive to Kelowna amenities, schools, shopping, parks, UBCO, the airport, and more. The main level offers a bright, comfortable 3-bedroom, 1-bathroom layout with updated vinyl-plank flooring and a practical rancher-style floor plan. Downstairs, the 2-bedroom, 1-bathroom suite features a separate laundry, making it a great option for first-time buyers looking for a mortgage helper, investors, or families needing space for extended family. Major updates have already been addressed, including the replacement of the Poly-B plumbing with PEX in 2026; a fully redone septic tank and field in March 2023; updated flooring throughout; a newer rear deck; a new furnace; an exterior A/C unit replaced in 2023; and a brand-new basement A/C. With a large private lot, plenty of parking, suite flexibility, and a setting that offers a little more breathing room while still being close to town, this is a fantastic opportunity in one of Kelowna's most convenient rural-feeling pockets. (id:6769)

Laundry room 11'4" x 5'0"

Other 22'8" x 10'0"

Bedroom 9'3" x 7'9"

Bedroom 9'6" x 13'0"

Primary Bedroom 13'2" x 10'2"

4pc Bathroom 9'0" x 7'0"

Laundry room 8'0" x 10'0"

Kitchen 11'0" x 10'4"

Dining room 9'2" x 10'9"

Living room 17'9" x 11'4"

Bedroom 11'1" x 11'2"

Primary Bedroom 14'8" x 9'4"

Full bathroom 8'0" x 5'0"

Living room 15'8" x 10'7"

Dining room 9'3" x 10'7"

Kitchen 11'0" x 10'4"

Listing Presented By:



Originally Listed by:
REMAX Kelowna

<https://martinhomes.ca/about/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

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