



## 280 Mugford Road Kelowna British Columbia

\$820,000

Updated Home with Garden Oasis! Thoughtfully updated and maintained & move-in ready. Step inside to a bright, spacious kitchen designed for cooking and entertaining. The large island is perfect for gathering, complemented by stainless appliances incl. a fridge with water and ice, a quiet Bosch dishwasher, and a water filtration system that services the entire home. The living room is filled with natural light from two new energy-efficient, windows and new blinds. The home also features a whole-house surge protector and a high-efficiency furnace (2020). The finished basement offers abundant storage, a laundry sink, second toilet, and a private furnished in-law suite with its own entrance—ideal for guests, family, or rental income. The yard is a true gardener's dream: 23' x 32' garden with rich soil, irrigation, and timers, Potting shed & greenhouse, flowering perennials, raspberries, strawberries, and rhubarb, mature shade trees and a fragrant lilac. Enjoy complete privacy with tall cedar trees and a fully fenced backyard with locking gates. The outdoor living spaces are designed for relaxation and entertainment: Large deck with sunset views, hot tub (2021) above-ground pool with water fountain & solar heater. Brand new lower patio for shady afternoon lounging. A detached garage with automatic opener, expansive under-deck storage, and loads of parking! Location, Location, Location! Close to shops, schools, and bus , just 2 minutes from the YMCA, 10 minutes to YYW, & UBCO. (id:6769)

Den 12'2" x 6'5"

Bedroom 12'2" x 12'2"

Bedroom 12'2" x 12'2"

Bedroom - Bachelor 12'4" x 9'3"

4pc Bathroom 7'5" x 7'5"

Primary Bedroom 11'10" x 13'4"

Dining room 10'4" x 13'6"

Living room 13'5" x 15'7"

Kitchen 15'1" x 22'1"

Full bathroom 8' x 4'3"

Bedroom 47'7" x 4'7"

Listing Presented By:



Originally Listed by:

Royal LePage Kelowna

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



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