



## 285 Dell Road Kelowna British Columbia

\$835,000

Welcome to this warm and inviting 4 bedroom home located in the heart of Rutland South, one of Sunny Kelowna's most family friendly neighbourhoods. Thoughtfully designed with flexibility in mind, the main floor features a spacious extra Bonus / multi use room--perfect for a home office, playroom, or guest space--while the lower level offers a bright 2 bedroom suite with its own private entrance, making it an ideal mortgage helper or space for extended family. Pvt deck off the bedroom and main deck off the kitchen / bonus rm. This well maintained home has seen many important updates, including a 35 yr roof, siding, eavestroughs and newer windows. Cozy wood fireplace and woodstove features add charm and comfort, while recent flooring updates in the suite enhance its fresh, move in ready appeal. A private rear yard backing onto a community garden provides a peaceful outdoor retreat with a sense of tranquility for your morning coffee! Perfectly positioned close to schools, transit routes, shopping, and restaurants, this home also offers easy access to everything the Okanagan lifestyle is known for--golf courses, Downtown and Okanagan Lake, with the Airport and Big White Ski Resort just a short drive away. Whether you're a first time buyer, a growing family, or looking to upsize with income potential, this property is a fantastic opportunity to settle into one of Kelowna's most convenient and welcoming areas. Don't miss this one, book a showing today! (id:6769)

Kitchen 21'2" x 10'11"

3pc Bathroom 7'5" x 6'9"

Bedroom 11'8" x 10'9"

Bedroom 12'3" x 10'11"

Living room 18'3" x 10'6"

Other 23'1" x 11'9"

Kitchen 10'7" x 10'4"

Dining room 11'0" x 8'2"

Living room 20'5" x 12'3"

4pc Bathroom 9'1" x 6'11"

Primary Bedroom 12'8" x 10'0"

Bedroom 12'0" x 9'1"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<https://grantbond.royalpage.ca/>



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