



## 775 Academy Way 301 Kelowna British Columbia

\$546,000

This stunning 3-bedroom, 3-bathroom mountain-view unit at U-THREE offers a perfect blend of comfort and investment potential. West-facing with a spacious patio, it's ideal for enjoying morning sunrises and outdoor breakfasts. Featuring a modern open-concept layout, the home includes a sleek contemporary kitchen, stainless steel appliances, easy-care vinyl plank flooring, in-suite laundry, and a high-efficiency heating and cooling system. It comes with one underground parking stall and is currently tenanted. Perfectly situated within walking distance of UBCO, shopping area, and Aberdeen Hall private school, this exceptional property offers an ideal environment for your children's future university endeavors or serves as an excellent investment opportunity with its potential for lucrative monthly rental income. Please note that all measurements provided are approximate, please verify them if deemed important. 2 cats or 1 dog allowed. (id:6769)

3pc Ensuite bath 9'6" x 6'2"

3pc Ensuite bath 9'6" x 6'2"

4pc Bathroom 8'0" x 5'0"

Living room 11'9" x 11'2"

Kitchen 11'6" x 11'2"

Bedroom 10'4" x 9'4"

Primary Bedroom 10'3" x 9'6"

Bedroom 10'1" x 9'6"

Listing Presented By:



Originally Listed by:

Oakwyn Realty Okanagan-Letnick Estates

<https://bc-real-estate.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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