



## 1220 Pacific Avenue 307 Kelowna British Columbia

\$649,000

Newly constructed by VLS Developments, The Rydell is just one block from the Capri Centre (slated for redevelopment to densify and attract more shopping/amenities). Enjoy walking to grocery stores, coffee shops, restaurants, GoodLife Fitness, and more! Sutherland Avenue features a dedicated, protected bike lane connecting directly to the Landmark District and the Parkinson Recreational Centre, with a new facility anticipated to begin construction next year. Thoughtfully designed, the building includes secure bike storage, e-bike charging, a wash and tune-up station, and a community clubroom with a kitchenette and an expansive BBQ patio. Pet-friendly policies allow up to 2 dogs (under 25 lbs each), 2 cats, or 1 of each –if you have just 1 dog, there is no size restriction. This unit comes with 1 dedicated and secured parking stall, and guests can take advantage of secure visitor parking or free street parking while they can! This south-facing 2 bedroom, 2 bathroom condo offers an expansive patio, generously sized to accommodate dining for eight or more, alongside a separate lounge area– perfect for seamless indoor-outdoor living. As a corner unit, it benefits from additional windows in the secondary bedroom, enhancing natural light throughout. The spacious primary suite offers ample room for a dedicated office space, while the well-appointed kitchen provides abundant storage and an ideal setting for entertaining with seating for four. Take immediate possession! (id:6769)

4pc Bathroom 8'3" x 5'2"

Bedroom 11'4" x 12'2"

Kitchen 8'7" x 12'2"

Living room 12'9" x 14'8"

4pc Ensuite bath 6'8" x 7'9"

Primary Bedroom 12'4" x 12'3"

Listing Presented By:



Originally Listed by:  
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