



3207 Shetland Road Kelowna British Columbia

\$995,000

Exceptional walkout rancher with a legal suite in a prime location near UBCO. Enjoy easy access to UBCO, Kelowna International Airport, world-class golf courses, scenic hiking trails, and everyday amenities. The bright and functional main level features 3 bedrooms, 2 full bathrooms, and an open-concept living space designed to capture beautiful south-facing views. Downstairs, you'll find a spacious rec room offering flexibility for family living, a home gym, media room, or office space. The above-ground 2-bedroom legal suite provides an excellent mortgage helper or investment opportunity with plenty of natural light and private access. Recent updates include fresh landscaping, new carpets, and fresh paint, creating a move-in-ready home with great curb appeal. Complete with an attached double garage and ample living space for both homeowners and tenants, this property offers outstanding versatility in one of Kelowna's most convenient locations. (id:6769)

4pc Ensuite bath 7'5" x 8'4"
Recreation room 27'1" x 14'1"
4pc Bathroom 7'7" x 4'11"
4pc Ensuite bath 4'11" x 7'4"
Bedroom 11' x 9'
Bedroom 11'3" x 8'11"
Primary Bedroom 13' x 17'2"
Dining room 11'7" x 11'

Living room 12' x 15'8"
Kitchen 11'7" x 10'11"
Foyer 9' x 8'7"
Bedroom 9'6" x 12'10"
Bedroom 11'5" x 12'10"
Kitchen 14' x 8'4"
Living room 14'9" x 13'3"

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna

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



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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