



3317 McGregor Road West Kelowna British Columbia

\$719,900

PRIVACY backing on to Powers Creek Canyon and a WORKSHOP lovers Dream property! Covered porch on front to visit neighbours or retreat to your totally private backyard patio with granite outdoor countertop for BBQ piped w/natural gas. Raised garden beds w/irrigation, low maintenance landscaping. Large patio w/room for a swing, lawn chairs and outdoor dining. 2 generations have loved this home. Desirable main level living with tons of storage, and partial basement with 3rd bedroom, office and unfinished utility room + canning room - bsmt with door to outside access. Decadent spacious Master bedroom with 3 piece ensuite and space for yoga! Hardwood floors, functional kitchen with dining area. Large 2nd bedroom, 4pc main bath with soaker tub and plenty of shelving. Cozy living room with wood burning fireplace, Adjacent Sunroom/home gym/Bonus-Games room. Copper plumbing, 8yr old H2O tank, 200 amp/220 volt service for workshop! 4-5 yr new Asphalt Shingle roof. Sewer levy paid off in Jan 2027. Macintosh & Golden Delicious apple trees, blueberries, clover. Gate to access walking path in Canyon. Amazing family friendly neighbourhood with parks, school & hiking trails nearby. (id:6769)

Wine Cellar 6'9" x 6'7"

Utility room 17'6" x 18'10"

Bedroom 12'4" x 20'6"

Other 21'1" x 20'11"

Workshop 14' x 22'

Storage 21'5" x 9'5"

Sunroom 12'9" x 9'6"

Laundry room 8'10" x 5'8"

Dining room 8'3" x 5'10"

Bedroom 12'10" x 11'

2pc Ensuite bath 6'5" x 5'6"

Primary Bedroom 13'10" x 20'9"

Living room 13'7" x 21'2"

Kitchen 13'1" x 10'8"

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

<http://terlesky.com/>



Royal

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