



# 3388 Ridge Boulevard West Kelowna British Columbia

\$999,999

Listing Presented By:



Originally Listed by:

Royal LePage Kelowna



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

This beautifully maintained 3-bedroom plus office, 3-bathroom Lakeview Heights walkout rancher offers true main-level living in a fantastic West Kelowna location. The main floor features a spacious primary bedroom with a large 5-piece ensuite, an office and a bright living room that flows into the kitchen with convenient direct access to the garage. Step outside onto the upper balcony and take in panoramic valley views, creating a beautiful spot to relax and enjoy the Okanagan surroundings. Downstairs, the walkout lower level offers two additional bedrooms, a large 5-piece bathroom, plenty of storage space and a spacious rec room complete with a wet bar area featuring a sink and bar fridge, perfect for entertaining or giving guests their own space. From the lower level, walk directly out into your beautifully manicured, mature garden and private backyard, surrounded by a full hedge for added privacy. Set along Ridge Boulevard, one of West Kelowna's most walkable, level streets, a short stroll down the road leads to the world-renowned Mission Hill Family Estate Winery, with parks and other neighborhood amenities close by. Major updates include a new furnace and A/C in 2023, hot water tank in 2026 and asphalt shingle roof in 2021. (id:6769)

Utility room 8'11" x 4'11"

Storage 16'9" x 9'11"

Storage 16'2" x 4'3"

Recreation room 29'9" x 20'11"

Bedroom 13'3" x 13'5"

Bedroom 10'8" x 15'

5pc Bathroom 10'5" x 10'5"

Primary Bedroom 12'2" x 14'

Living room 15'10" x 16'10"

Laundry room 9'9" x 5'7"

Kitchen 11'4" x 12'

Foyer 12'10" x 10'10"

Dining room 14'4" x 9'11"

Office 9'11" x 10'6"

6pc Ensuite bath 10'11" x 12'5"

2pc Bathroom 4'11" x 5'

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.