



610 Academy Way 34 Kelowna British Columbia

\$599,900

NO GST & MOVE-IN READY! This unit was previously rented by the developer and is now back on the market, completely repainted and refreshed to show like new! Comes with a 1-year bumper-to-bumper developer warranty plus the balance of the 5-10 year home warranty for added peace of mind. Located just a short walk to UBCO, 5 minutes to YLW, shopping, and the scenic Okanagan Rail Trail, this location is unbeatable for convenience and lifestyle. Whether you're buying for yourself, your student, or as an investment, this townhome checks all the boxes. The Delta II floor plan at Academy Ridge combines modern style with everyday function, featuring 3 bedrooms, 2.5 bathrooms, 9 ft ceilings, and sleek finishes throughout. The home is fully loaded with stainless steel kitchen appliances, full-size laundry, central A/C with gas forced-air heat, window coverings, and a double garage. With low strata fees, pet-friendly bylaws, and flexible options to live in or rent out, this is an ideal opportunity for students, families, or investors. Note: Photos shown are of a similar unit in Light Sigma, this unit is the White Omega colour scheme. Schedule your showing today before it's gone! (id:6769)

Living room 13'0" x 13'0"

2pc Bathroom Measurements not available

Dining room 13'0" x 9'0"

Kitchen 11'0" x 13'0"

Bedroom 10'0" x 11'0"

3pc Bathroom 5'0" x 9'0"

4pc Ensuite bath 9'0" x 6'0"

Bedroom 9'0" x 11'0"

Primary Bedroom 13'0" x 11'0"

Other 32'0" x 12'0"

Listing Presented By:



Originally Listed by:

Coldwell Banker Horizon Realty

<http://www.watson-brothers.com/>



Royal

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