



# 3691 Yorkton Road West Kelowna British Columbia

\$748,800

Looking for a great view of Okanagan Lake? This home delivers, at a price point that's hard to beat. Well cared for and thoughtfully updated, it offers 4 bedrooms (2up, 2down), 3 bathrooms, and a spacious yard. The main floor features living area with gas fireplace, luxury wide-plank vinyl flooring and a bright, functional kitchen with premium featured stainless steel appliances. You'll find a generous primary bedroom with ensuite, along with an additional bedroom and convenient powder room. Step out from the living and dining area onto a large deck and take in the lake views! It's an ideal spot for relaxing or entertaining. The walkout lower level includes a large rec room, large bathroom with walk-in shower. There are 2 bedrooms, one with its own sitting or dressing area, offering flexible use for guests, teens, or a home office. Outside, a covered patio provides welcome shade on warm Okanagan days, complete with a hot tub and an enjoyable green space, also with lake views. There's plenty of parking with an extra-long driveway and a double garage, with room for an RV or boat. Set in a convenient location close to schools and amenities, this is a solid home with plenty to offer its next owners. Call your favourite REALTOR to view. Check out the virtual tour:

[https://unbranded.youriguide.com/1cdpn\\_3691\\_yorkton\\_rd\\_west\\_kelowna\\_bc/\(id:6769\)](https://unbranded.youriguide.com/1cdpn_3691_yorkton_rd_west_kelowna_bc/(id:6769))

- Utility room 6'4" x 3'1"
- Storage ' x '
- Other 14'6" x 9'3"
- Bedroom 9'5" x 10'2"
- 3pc Bathroom 10'8" x 9'10"
- Bedroom 10'7" x 13'1"
- Recreation room 23'10" x 13'
- Other 21' x 10'3"
- Bedroom 10'1" x 9'11"
- Foyer 9'7" x 5'3"
- 2pc Bathroom 7'3" x 5'4"
- 4pc Ensuite bath 10'6" x 5'1"
- Kitchen 9'10" x 9'7"
- Dining room 9'1" x 11'2"
- Living room 13' x 13'1"
- Primary Bedroom 14'3" x 13'

Listing Presented By:



Originally Listed by:  
Stilhavn Real Estate Services

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



Royal

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