



## 393 Rio Drive Kelowna British Columbia

\$1,139,000

Tucked beside Kelowna's beloved Knox Mountain Park, this beautifully maintained Magic Estates home offers exceptional privacy, surrounded by mature irrigated landscaping and a stunning natural rock wall. Vaulted ceilings and large windows fill the great room with morning sunshine, showcasing neutral decor, vinyl plank flooring, quartz countertops, and a cozy gas fireplace. Push-pull window coverings frame peaceful views of deer and songbirds in the natural setting. The bright, functional kitchen features an island that naturally becomes the heart of the home. Multiple living and dining spaces on the main floor provide room to gather or unwind. Upstairs offers three bedrooms and two bathrooms, ideal for families or those wanting a home office alongside the primary suite. The lower level includes a bright flex room with new carpet, a guest bedroom, full bathroom, laundry, and excellent separation for visitors or teens. A large storage room houses the newer gas furnace, heat pump, and hot water tank. The deep garage provides plenty of space for vehicles, bikes, and outdoor gear. With a newer roof and updated PEX plumbing, this home is truly move-in ready. Enjoy the best of Kelowna living just 5 minutes from the beach and 10 minutes to downtown, the airport, and midtown, all while living steps from one of the city's premier park and trail networks. (id:6769)

Storage 17'5" x 10'5"

Utility room 12'7" x 10'5"

Laundry room 9' x 8'9"

3pc Bathroom 7'10" x 9'5"

Bedroom 11'9" x 13'4"

Recreation room 12'1" x 24'10"

4pc Bathroom 8'8" x 7'8"

Bedroom 10'1" x 9'11"

Bedroom 10' x 12'2"

Other 6'9" x 7'0"

5pc Ensuite bath 7'8" x 10'2"

Primary Bedroom 13'1" x 12'1"

Den 8'8" x 8'5"

Kitchen 13'3" x 10'1"

Living room 20'5" x 26'1"

Foyer 7'5" x 6'4"

Listing Presented By:



Originally Listed by:  
REMAX Kelowna

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



Royal

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