



## 720 Valley Road 4 Kelowna British Columbia

\$740,000

Discover the value of #4 at Trellis, a home that combines a smart floor plan, a prime location, and exceptional features. You'll appreciate the walk-out main living area that opens directly to a private backyard, perfect for outdoor relaxation and gatherings. The fully fenced yard, with morning sun and afternoon shade, is ideal for your furry friends. Perennial plants return each spring, ensuring effortless beauty and low maintenance. A gas hook-up invites you to BBQ and elevates your entertaining vibe for family and friends. Additionally, a deck off the dining area offers a cozy spot to enjoy fresh breezes as they flow through the main living space. Inside, the home features durable and stylish luxury vinyl plank flooring throughout. The open-concept great room includes a modern kitchen with quartz countertops and stainless steel appliances, combining quality with practicality. Upstairs, you'll find a spacious primary suite and two generously sized bedrooms - one currently staged as an office, making it perfect for working from home or accommodating guests. Located just north of downtown Kelowna, Glenmore provides easy access to the city's amenities, shopping, dining, parks, and recreational facilities, offering a perfect balance of urban convenience and outdoor activity. Surrounded by mountains and green spaces, the area encourages an active lifestyle with nearby trails, parks, and golf courses. Only 15 minutes from YLW and UBCO, it is an excellent opportunity to become part of a vibrant community in a highly desirable location. (id:6769)

3pc Bathroom Measurements not available

Bedroom 9'10" x 11'

Bedroom 10'10" x 9'0"

4pc Ensuite bath Measurements not available

Primary Bedroom 11'9" x 12'3"

2pc Bathroom Measurements not available

Dining room 9'6" x 10'2"

Kitchen 16' x 11'5"

Living room 15'4" x 13'0"

Listing Presented By:



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Angell Hasman & Assoc Realty Ltd.

<http://benedetross.ca/>



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