



## 620 Coronation Avenue 409 Kelowna British Columbia

\$399,900

Welcome to Unit 409 at Nolita, an elevated junior one-bedroom home offering smart design, modern finishes and unbeatable downtown Kelowna convenience. Brand new and move-in ready, this thoughtfully designed residence provides the perfect blend of style, function and value for first-time buyers, professionals, students, investors or those seeking a low-maintenance Okanagan home base. The efficient open-concept layout features a defined sleeping area, contemporary kitchen, bright living space and modern bathroom, all designed to maximize comfort and usability. Large windows bring in natural light, while the elevated fourth-floor position offers added privacy and an urban outlook. Located just steps from restaurants, cafe's, breweries, shopping, transit, the lakefront and Kelowna's growing downtown core, Nolita places you close to everything. This home is also conveniently positioned near UBCO's downtown expansion, making it an attractive opportunity for both personal use and long-term investment. Enjoy the peace of mind of purchasing a brand-new home with New Home Warranty coverage. A fantastic opportunity to own in one of downtown Kelowna's most exciting emerging neighbourhoods, book your private viewing today! Price is +GST. (id:6769)

4pc Ensuite bath 8'4" x 4'11"

Primary Bedroom 9'5" x 8'3"

Kitchen 12'2" x 5'4"

Living room 11'9" x 9'9"

Listing Presented By:



Originally Listed by:  
Parker Real Estate



Royal

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