



## 7735 Okanagan Hills Boulevard 43 Vernon British Columbia

\$759,000

Welcome to #43 The Ledge - Aldebaran Homes' Newest Luxury Townhome in the prestigious Rise Community, where Modern Elegance meets Panoramic Valley and Okanagan Lake views. Just minutes from the world-renowned Rise Golf Course and the award-winning Edge Restaurant & Bar, this 3-Bedroom, 3-Bathroom "almost new" home offers over \$40,000 in Upgrades and Stylish, Low-Maintenance Living. The Open-Concept Main Floor features Floor-to-Ceiling Windows, a Designer Kitchen with Quartz counters, Stainless appliances, and an Oversized Island perfect for entertaining. The Great Room boasts a Tiled Feature Wall with Gas Fireplace and access to the first of "two" Spacious Decks, ideal for Basking in the Sun in privacy or Hosting Friend while taking in the Stunning Views. A Den/Bedroom and modern Bathroom complete this level, along with access to a Private Back Patio with BBQ hook-up. Upstairs, the Grand Primary Suite is a true retreat with its own Lake-View deck, Spa-Inspired Ensuite with Heated Floors, Soaker Tub, Tiled Shower, Double Vanity, and Walk-in Closet. An additional Bedroom with full Ensuite and a Laundry Room with Quartz Counters and Electrolux Appliances add functionality. Enjoy Durable Laminate Flooring throughout, no carpet! There is a massive 19' x 40' Garage with hot/cold water, extra storage, and two outdoor stalls. The best part, No GST! Experience Elevated Living Okanagan Style, come see the Ledge today and step into your next Home. (id:6769)

Other 8'5" x 5'4"

Laundry room 5'10" x 10'2"

Bedroom 10'6" x 11'2"

Full bathroom 8'3" x 5'4"

5pc Ensuite bath 11'9" x 11'3"

Primary Bedroom 13'2" x 14'

Utility room 10'10" x 10'

Foyer 15' x 5'11"

Bedroom 9'5" x 11'6"

3pc Bathroom 9'5" x 5'4"

Kitchen 12'3" x 15'7"

Dining room 13'3" x 11'

Living room 15'1" x 14'5"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

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



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.