



## 2440 Old Okanagan Highway 432 Westbank British Columbia

\$525,000

Welcome to this centrally located 2-bedroom, 1-bathroom home nestled in the heart of West Kelowna's Bayview Estates. Built in 1996, this 1,149 sq ft, one-story unit offers a practical and convenient lifestyle, making it ideal for first-time home buyers, couples starting out, or those looking to downsize for retirement. Enjoy peace of mind with a lease paid until 2089 and a low strata fee of only \$180/month. The home features a functional layout and desirable one level living. Off the kitchen you have access to a covered porch, providing a quaint spot to relax in your cozy, fully fenced backyard. Larger ticket item upgrades include roof(2019), AC(2019) & HWT replaced November 2024. Enjoy the attached carport with additional 2 open parking spots, and a 56 sq ft storage area attached to the carport. Positioned just off Old Okanagan Highway, you have easy access to all the area has to offer. This affordable and manageable home is close to a vibrant shopping hub and restaurants, while nearby parks offer a breath of fresh air. Golfing enthusiasts will appreciate the local courses, and wine lovers are minutes away from some of the region's best wineries. With close proximity to Okanagan Lake, you'll never run out of recreational activities to enjoy. Discover the charm of West Kelowna living with this conveniently situated home. Schedule your viewing today and see the potential this location holds! NO PTT Payable. (id:6769)

Utility room 2'7" x 4'11"

4pc Bathroom 11'4" x 8'6"

Bedroom 9'11" x 12'7"

Primary Bedroom 14'3" x 12'7"

Dining room 13'4" x 5'7"

Kitchen 12'11" x 10'

Living room 21'8" x 14'8"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://www.macdermottholmes.ca/>



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