



## 303 Regent Avenue 45 Enderby British Columbia

\$329,000

Welcome to this bright and inviting home offering 2 bedrooms, 2 bathrooms, and an abundance of functional living space in a highly desirable location. Large windows fill the home with natural light, enhancing the open and comfortable layout. The updated kitchen features stylish custom tile work, crisp white cabinetry, a charming breakfast nook, newer appliances, and a classic farmhouse sink—perfect for both everyday living and entertaining. The living area is warm and welcoming with a built-in natural gas fireplace accented by decorative stone, along with the added comfort of electric in-floor heating and durable laminate flooring throughout. Both bathrooms have been tastefully updated, creating a clean and cohesive feel. Step outside through the garden door to your east-facing covered balcony (14' x 5'), an ideal spot to enjoy your morning coffee or unwind at the end of the day. The spacious primary bedroom offers two closets and a private ensuite, complete with coordinated tiled countertops and tub surround. Additional highlights include generous storage throughout and a 6 year old electric hot water tank. Perfectly situated, this home is just steps from scenic walks along the Shuswap River and only a short stroll to downtown shopping, dining, and amenities. A wonderful opportunity to enjoy comfort, convenience, and lifestyle all in one! (id:6769)

Full ensuite bathroom 8'6" x 5'6"

Bedroom 14'1" x 9'6"

Full bathroom 8'5" x 6'10"

Laundry room 8'7" x 6'2"

Primary Bedroom 18'0" x 12'0"

Living room 18'3" x 14'5"

Kitchen 11'7" x 8'8"

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives  
(Enderby)



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
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.