


# 567 Acadia Street Kelowna British Columbia

$1,290,000

Sought-After University Heights! Enjoy valley & mountain views from this beautifully appointed home: 3 Bed + DEN with a separate office area. (Den used as a 4th bedroom). Featuring high-end furnishings, premium appliances, quartz countertops, luxury vinyl plank flooring, and designer backsplashes throughout the kitchen, fireplace, ensuite, and wet bar. Open-concept main floor is ideal for entertaining, with remote-control blinds, a two-zone furnace, and access to a large covered balcony perfect for BBQs, taking in the scenery. Primary suite offers dual sinks, heated floors, soaker tub, separate shower with stylish accent wall. The bright walkout lower level boasts HIGH ceilings, 2 bedrooms, a spacious family room, abundant storage, and an impressive wet bar complete with quartz counters, wine fridge, ice maker, and dishwasher. Separate entrance from the private covered patio makes it ideal for guests, extended family, or SUITE potential. Heated double-car garage and a low-maintenance yard with fencing, and underground irrigation. Great for families and University students - Quiet street & located steps away from a park play area. Near UBCO, Aberdeen Hall, YLW, golf courses, wineries, and a short drive to downtown Kelowna. Measurements taken from iGuide and should be verified if important (id:6769)

Other 13'0'' x 7'11''
Utility room 9'7'' x 16'0''
Recreation room 27'9'' x 15'4''
Bedroom 12'0'' x 10'3''
Bedroom 13'5'' x 10'0''
4pc Bathroom 9'0'' x 6'5''
Office 7'5'' x 9'0''
Other 11'5'' x 7'2''

Foyer 7'0'' x 8'6''
Dining room 12'0'' x 10'1''
Living room 14'10'' x 14'3''
5pc Ensuite bath 10'9'' x 9'6''
Primary Bedroom 13'1'' x 12'1''
Den 11'0'' x 10'8''
2pc Bathroom 5'6'' x 5'8''
Kitchen 13'8'' x 10'5''

Listing Presented By:

Originally Listed by:
Zolo Realty

http://melodycollo.ca/

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