



# 622 Wardlaw Avenue Kelowna British Columbia

\$1,099,000

Nestled in one of Kelowna's most sought-after neighbourhoods, this exceptional property offers the perfect blend of comfort, convenience, and investment potential. Located just moments from Pandosy Village, where you'll find a vibrant selection of shopping, dining, and amenities, and only a short stroll to Kelowna's beautiful beaches, this home embraces the best of Okanagan living. With Kelowna General Hospital just minutes away, this property has been a popular rental for medical professionals. The main home features three bedrooms and three bathrooms, a bright and functional layout, and a spacious rec room on the main floor that adds flexibility to the living space. The kitchen has been upgraded with new appliances within the last two years, offering modern convenience. The one-bedroom suite provides fantastic income potential. Important updates include a new hot water tank, furnace, and washer/dryer in 2020, ensuring efficiency and reliability. Outside, a large, fenced backyard offers room for kids and pets to play. Whether you're looking for a fantastic investment opportunity or a home in an unbeatable location, this property is a rare find in Kelowna's thriving market.

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|------------------------------------|------------------------------|
| Full bathroom 4'10" x 8'11"        | Full bathroom 5'3" x 8'8"    |
| Bedroom 10'5" x 7'8"               | Bedroom 14'0" x 13'0"        |
| Full ensuite bathroom 10'8" x 9'7" | Laundry room 6'0" x 8'6"     |
| Primary Bedroom 12'3" x 12'11"     | Family room 19'2" x 12'11"   |
| Bedroom 11'3" x 12'11"             | Partial bathroom 4'6" x 4'7" |
| Living room 17'0" x 16'2"          | Other 6'5" x 12'7"           |
| Dining room 7'10" x 9'2"           | Living room 14'11" x 17'0"   |
| Kitchen 10'8" x 12'8"              | Kitchen 14'11" x 9'3"        |

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