



# 880 Arbor View Drive Kelowna British Columbia

\$945,000

Discover the perfect family home in the sought-after Upper Mission area! Ideally situated near the Anne McClymont School bus stop, just minutes from Canyon Falls School, and close to the Ponds shopping district, this property combines convenience with exceptional value. With a spacious, pool-sized yard, this original-owner home offers ample potential and is ready for your personal touch. Inside, enjoy an open-concept design featuring 9' ceilings, a bright island kitchen, and beautiful oak hardwood floors. The kitchen flows seamlessly into a cozy living space enhanced by a gas fireplace, perfect for family gatherings or entertaining. The primary bedroom includes a large walk-in closet and a luxurious soaker tub for relaxation. The walk-out lower level offers fantastic customization options, with one bedroom already finished and potential for an easy suite conversion. Located on a corner lot with a private fenced yard and a flat driveway, this home also includes a versatile den/office space to suit your lifestyle needs. Surrounded by parks, trails, schools, shopping, transit, and all the amenities Kelowna has to offer, this property is truly a rare find. Basement area is 906 sq ft, with 195 sq ft finished. (id:6769)

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|---------------------------------|----------------------------|
| Bedroom 11'2" x 11'0"           | Other 25'5" x 18'11"       |
| 5pc Ensuite bath 9'11" x 9'7"   | Den 10'3" x 8'6"           |
| 4pc Bathroom 10' x 4'11"        | 2pc Bathroom 5'1" x 5'     |
| Bedroom 10'11" x 9'8"           | Living room 14'11" x 13'0" |
| Primary Bedroom 11'11" x 15'11" | Kitchen 12'11" x 12'7"     |
| Bedroom 12'3" x 14'7"           |                            |

Listing Presented By:



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Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

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