



## 2440 Old Okanagan Highway Other 102 West Kelowna British Columbia

\$594,900

Welcome to this beautiful family home offering 3 bedrooms, 2 bathrooms, and a low-maintenance (bare land) fee. As you step inside, you'll be greeted by the bright, open-plan living, dining, and kitchen area that flows effortlessly onto a spacious deck—ideal for entertaining or simply soaking in the stunning Okanagan sunrises, lake views, and mountain scenery. The current office was converted from a bedroom and could easily be transitioned back providing a 4th bedroom! This walk-out rancher provides exceptional value, featuring a large downstairs family room and a versatile bonus room that can be used as an office, workout space, games room, or workshop. The home boasts a range of features, including central air/forced air, central vacuum, newer roof, stove, fridge, microwave and a fenced yard. Enjoy the light 3 solar tubes can bring to give the home a bright and cherry feel. Ample storage is available both inside and outside, including an exterior storage room (18 x 11'). Parking is generous, accommodating three vehicles, along with access to an RV compound (subject to availability). This location is unbeatable—close to parks, a dog park, shops, schools, trails, and the famous Okanagan wineries. NO PROPERTY TRANSFER TAX—all at an incredible price! Measurements are approximate; buyers should verify if important. This home truly has it all! (id:6769)

Storage 18'11" x 11'7"

Other 31'4" x 14'3"

Utility room 16'1" x 10'2"

Full bathroom 9'4" x 7'9"

Bedroom 11'1" x 10'

Storage 14'7" x 11'3"

Dining room 8'8" x 11'8"

Living room 12'1" x 15'10"

Kitchen 10'8" x 11'8"

Office 14'11" x 8'9"

Bedroom 11'10" x 11'3"

Full ensuite bathroom 7'8" x 4'11"

Primary Bedroom 14'7" x 12'10"

Listing Presented By:



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