



1965 Durnin Road 116 Kelowna British Columbia

\$399,900

The best-priced opportunity in Bristol Gardens since 2023. If you've been waiting for value, this is it. This spacious ground-floor home offers 1,156 sq ft with 2 bedrooms, 2 bathrooms, oversized bay windows, and a functional layout designed for comfortable everyday living. The generous primary suite features a walk-in closet and an updated ensuite with a tiled walk-in shower. The bright kitchen and living room flow seamlessly to a private walk-out patio with a natural gas BBQ hookup, perfect for morning coffee or summer evenings outdoors. You'll also appreciate the full-sized laundry room, same-floor storage locker, central heating and air conditioning, plus the peace of mind of a furnace replaced in 2021. Bristol Gardens is known for being exceptionally well maintained and offers amenities rarely found at this price point, including a heated underground parkade, car wash bay, clubhouse, and a fully equipped woodworking shop, perfect for hobbyists or anyone who enjoys working with their hands. Located just steps from Orchard Park Shopping Centre, Costco, Superstore, restaurants, transit, and the Mission Creek Greenway, you'll have everything you need within minutes. Pet friendly (one dog or one cat), low strata fees, immediate possession available, and now priced below \$400,000 opportunities at this price in one of Kelowna's most sought-after communities don't come along often. (id:6769)

Laundry room 7'8" x 5'4"

4pc Bathroom 8'5" x 5'1"

3pc Ensuite bath 8'11" x 5'2"

Bedroom 19'11" x 9'2"

Primary Bedroom 28'4" x 10'5"

Dining room 12'7" x 9'1"

Living room 15'11" x 12'7"

Kitchen 10'4" x 8'8"

Listing Presented By:



Originally Listed by:
Coldwell Banker Executives Realty

RE/MAX Kelowna

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