



## 595 Yates Road 118 Kelowna British Columbia

\$649,000

Discover the perfect blend of comfort and convenience in this beautifully maintained 2-bedroom, 2-bathroom home, nestled in one of Kelowna's most sought-after neighborhoods. Ideal for retirees or anyone looking to embrace the Okanagan lifestyle. As you enter, you'll find a bright, open-concept living area that seamlessly connects the kitchen, dining, and living spaces--perfect for entertaining or relaxing at home. Enjoy modern upgrades, including a walk-in shower, water filter and softener, central vac, newer A/C, furnace, hot water tank, roof, irrigation box, and garage door opener. The kitchen is both functional and inviting, with ample counter space, some newer appliances and an adjoining family room. Large windows throughout flood the home with natural light, creating a warm, welcoming atmosphere. The serene primary bedroom features a spacious closet and private ensuite, while a second bedroom offers flexibility for guests or a home office. Step outside to your private, landscaped yard, complete with a tranquil stream and a covered patio plus an awning--perfect for summer gatherings or quiet evenings. Located minutes from parks, shopping, and Okanagan Lake, this home offers the perfect balance of tranquility and accessibility. Don't miss out--schedule your viewing today! (id:6769)

Full bathroom 8'3" x 6'3"

Full bathroom 8'8" x 5'1"

Bedroom 8'9" x 12'11"

Primary Bedroom 12'0" x 13'9"

Family room 14'7" x 13'9"

Dining room 16'0" x 10'2"

Living room 16'0" x 10'2"

Kitchen 11'6" x 11'7"

Listing Presented By:



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Stilhavn Real Estate Services

<http://www.okanaganvalley.homes/>

**RE/MAX Kelowna**

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100-1553 Harvey Avenue ,  
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145  
[dallas@remaxkelowna.com](mailto:dallas@remaxkelowna.com)

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