



## 1272 Hillaby Court Kelowna British Columbia

\$797,000

Located on a quiet, family-oriented cul-de-sac in the heart of the Rutland area, this property presents a rare opportunity to acquire a solid home with significant upside. The floor plan is designed for functionality, featuring a traditional main level with distinct living and family rooms, a formal dining area, and a versatile sunroom that serves as a bright transition to the outdoors. The upper level is thoughtfully laid out with three bedrooms, including a primary suite complete with its own private ensuite, making it an ideal setup for a growing family. Beyond the home itself, the location offers exceptional convenience and a sense of community. You are just a short walk or drive from Pearson Road Elementary and Rutland Middle School, as well as local favorites like Ben Lee Park and Davie Park. With easy access to major transit routes and the diverse shopping and dining options of the Rutland core, this estate property combines a peaceful residential setting with the accessibility of city living. Whether you're an investor or a first-time buyer looking to build equity, this estate sale offers a strong foundation in a prime Kelowna location. (id:6769)

Primary Bedroom 11'4" x 13'8"

Bedroom 11'8" x 9'9"

Bedroom 11'8" x 9'9"

Full bathroom 7'9" x 8'3"

2pc Ensuite bath 6'10" x 8'3"

Utility room 3'3" x 7'9"

Sunroom 10'6" x 15'1"

Living room 17'10" x 17'6"

Kitchen 11'7" x 11'11"

Family room 11'4" x 18'5"

Dining room 16'3" x 11'11"

3pc Bathroom 14' x 5'8"

Listing Presented By:



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Coldwell Banker Horizon Realty

<http://www.rainegroup.ca/>

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