



# 238 Leon Avenue 1308 Kelowna British Columbia

\$1,369,900

Stunning 2025, 3 bedroom + den condo in the heart of downtown Kelowna. This is a large corner unit with breathtaking views of Okanagan Lake, City Park, Kelowna Yacht Club, Bennett Bridge, as well as sparkling city lights on both sides of the lake. This unit is located on the quiet side of the building (NW corner) and has an excellent split-plan layout & has lots of upgrades which include beverage center, entertainment center, closet & storage improvements, etc. It also has a panoramic wraparound balcony, c/w natural gas BBQ hookup. All rooms have spectacular views; currently, the 2nd bedroom is set up as a guest room, the 3rd bedroom is set up as an office with its own private balcony & the den is set up as an additional bedroom-lots of flexibility with basically 4 bedrooms. The living room features a built-in 75" TV & 72" electric fireplace. Resort-like amenities include large outdoor pool, hot-tubs, games room, golf simulator, putting green, sauna, steam, party rms & more. This is an exceptional condo and the location is 2nd to none - short walk to shops, restaurants, Safeway, coffee shops, lakefront boardwalk, water sports rental facilities, the community theater, Prospera Place & City Park which gives immediate access to tennis courts, lovely beach, walking & bike trails, dog park & more. Includes 2 side-by-side, heated, indoor parking stalls in a premium location & a storage locker. Additional storage capacity is provided with 2 large deck boxes. Turnkey option available (id:6769)

Foyer 14'11" x 5'

Dining room 14'2" x 8'3"

Den 10'7" x 6'8"

Bedroom 9'6" x 9'

Bedroom 13' x 10'7"

Full ensuite bathroom 8'5" x 7'6"

Full bathroom 10'6" x 4'11"

Primary Bedroom 12' x 12'

Living room 13'8" x 13'8"

Kitchen 16'5" x 10'9"

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