



## 1347 A Orchard Drive Kelowna British Columbia

\$875,000

Modern half-duplex built in 2022, offering a functional layout and excellent central location. This vacant unit provides immediate possession and flexibility for owner-occupiers or investors. The main floor features the primary bedroom with ensuite, a convenient powder room, laundry, and an open-concept kitchen and living area designed for comfortable everyday living. The lower level includes two additional bedrooms, a full bathroom, and a spacious family room that opens directly to a fully fenced backyard. With no grass, the yard is easy to maintain or offers a blank slate for future landscaping ideas. Ideally located close to the Rail Trail, shopping, downtown, and Bankhead Elementary, this property combines modern construction with convenience and long-term value. (id:6769)

Bedroom 13'1" x 10'11"

4pc Bathroom 8'3" x 7'

Utility room 7'8" x 14'9"

Recreation room 16'6" x 11'1"

Bedroom 16'10" x 9'4"

Laundry room 8'5" x 9'5"

2pc Bathroom 6' x 5'8"

4pc Ensuite bath 7'10" x 7'11"

Primary Bedroom 11'9" x 11'8"

Dining room 14' x 10'6"

Living room 13'11" x 17'

Kitchen 8'7" x 12'6"

Listing Presented By:



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Royal LePage Kelowna

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