



# 445 Yates Road 137 Kelowna British Columbia

\$849,900

Welcome to this fantastic family home in the highly sought-after Glenmore neighbourhood, ideally located right beside Watson Road Elementary School and close to grocery stores, recreation, parks, and everyday amenities. Situated on a desirable corner lot within the Orchards complex, this home is set further back from the entry road, offering added privacy and extra parking space. This well-maintained 3-storey home features 5 bedrooms, plus den and 3.5 bathrooms, providing exceptional space for growing families, guests, or a home office setup. The bright and open main floor design showcases a spacious maple kitchen that flows seamlessly into the family room and dining room, creating the perfect gathering space for everyday living and entertaining. Large windows bring in an abundance of natural light, while the functional layout offers comfort and flexibility throughout. Step outside to enjoy the fully fenced backyard with excellent gardening space, ideal for kids, pets, and outdoor enjoyment. Backing directly onto the school grounds, this property offers a unique blend of convenience and family-friendly living in one of Glenmore's most desirable locations. This is an excellent opportunity to own a spacious family home in a prime Kelowna location. Give us a call and we will set up a private showing for you today. (id:6769)

Primary Bedroom 12'3" x 13'9"

3pc Ensuite bath 5'6" x 13'3"

Other 3'7" x 7'1"

3pc Bathroom 4'9" x 9'8"

Bedroom 12'10" x 9'9"

Bedroom 9'10" x 9'8"

Den 7'1" x 9'10"

Bedroom 13' x 14'3"

Bedroom 13' x 9'4"

Utility room 6' x 6'

Recreation room 16'6" x 26'

2pc Bathroom 6'1" x 8'2"

Foyer 13'9" x 7'2"

Family room 15'4" x 41'21"

Dining room 9'3" x 9'6"

Kitchen 9'5" x 12'4"

Dining nook 7'4" x 8'7"

Living room 13'4" x 12'8"

2pc Bathroom 6'2" x 5'

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

<http://www.watson-brothers.com/>

**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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