



1530 Friesen Road Kelowna British Columbia

\$815,000

Welcome to 1530 Friesen Road! Situated on a spacious lot in the heart of North Rutland, this well-maintained home offers exceptional outdoor space, thoughtful updates, and flexible living spaces ideal for growing or multigenerational families. The bright main level features 2 bedrooms, an updated bathroom, and a renovated kitchen (2013) that flows into the dining area with direct access to the large covered deck--perfect for entertaining or overlooking the expansive, fully fenced backyard. The lower level provides excellent versatility with a bedroom, bathroom, summer kitchen, two additional flex rooms, and abundant storage, creating an ideal setup for extended family, guests, teenagers seeking their own space, or a home office. Outside, the generous backyard offers plenty of room for children and pets to play, gardening, or hosting family gatherings. A covered carport and additional parking complete the package. Set on an 11,147 sq. ft. RU1-zoned lot, this property combines comfortable everyday living with future potential, subject to the City's zoning regulations. Buyers are encouraged to verify permitted uses and development possibilities independently. Located just steps from Edith Gay Park and close to schools, shopping, transit, and recreation, this is an exceptional opportunity to own a move-in-ready home in one of Kelowna's most established and family-friendly neighbourhoods. (id:6769)

Storage 11'7" x 5'	3pc Bathroom 7'8" x 7'7"
Utility room 7'4" x 4'3"	Living room 21'4" x 12'3"
Storage 11'7" x 4'8"	Kitchen 13'9" x 8'11"
Storage 12'2" x 6'9"	Dining room 12'5" x 11'10"
Recreation room 14'4" x 11'11"	Bedroom 11'7" x 8'8"
Laundry room 7'7" x 7'3"	4pc Bathroom 7'10" x 4'11"

Bedroom 11'7" x 9'3"	Primary Bedroom 13'3" x 10'6"
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Listing Presented By:



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