



# 1045 Sutherland Avenue 164 Kelowna British Columbia

\$448,000

BRIGHT & SPACIOUS 2BDRM/2BATH CORNER UNIT IN THE WEDGEWOOD! This conveniently located 1500+ SF 1st FLOOR unit is perfect for those who are downsizing but still require lots of room! With its LOVELY LAYOUT, this unit hosts a great kitchen w/breakfast nook by the window, sizeable dining & living rooms along with an enclosed patio area, perfect for an additional year round living space! An abundance of natural light flows through due to the BIG ADDITIONAL CORNER UNIT WINDOWS! The full sized laundry room is a bonus! The bedrooms are both generous in size & the primary bedroom incorporates a walk through closet & 3 piece bathroom w/walk in shower. There are plenty of closets and storage spaces PLUS a strata assigned storage locker & one covered/secured parking stall. There is a handy & quick access to this unit, out the side door, to the parking lot! The Wedgewood is a fantastic 55+ building that offers evening meals three days a week & many amenities such as a gym, library, billiards, courtyard, lounge, salon, happy hour & lots of organized activities. Across the street from Independent Grocer at Capri Mall & only steps away from additional shopping & amenities. Its the PERFECT location for simplistic living! (id:6769)

Sunroom 20'9" x 6'5"

Laundry room 16'11" x 6'11"

Full bathroom 9'11" x 5'10"

Full ensuite bathroom 9'1" x 6'8"

Bedroom 11'10" x 10'8"

Primary Bedroom 16'10" x 12'11"

Living room 15'11" x 13'8"

Dining room 18'9" x 8'11"

Kitchen 12'2" x 9'3"

Foyer 17'11" x 4'8"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

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

**RE/MAX Kelowna**

**RE/MAX Kelowna**

100-1553 Harvey Avenue,  
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145  
[dallas@remaxkelowna.com](mailto:dallas@remaxkelowna.com)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.