



# 167 Heldon Court West Kelowna British Columbia

\$1,489,000

No GST, a legal suite, a 3 car garage, and incredible lake views, this is a rare opportunity to own a brand new custom home in the highly desirable Traders Cove community, combining smart luxury with long term value. Welcome to 167 Heldon Court, a 2025 built home thoughtfully designed to appeal to a wide range of buyers, from families to investors. The flexible layout offers 4 spacious bedrooms plus a fully self contained 1 bedroom legal suite, creating strong potential for multigenerational living, rental income, or a dedicated work from home setup. The legal suite is a key feature of this property, offering the opportunity to offset your mortgage as a rental, or function as an in law suite, space for an adult child, nanny quarters, or even a short term executive rental where permitted. Set on a quiet cul de sac, the home captures beautiful lake and city views, best enjoyed from the deck, while still offering a peaceful and private setting. The surrounding area is known for its lifestyle, with easy access to the beach, hiking, biking, and outdoor recreation, all within a strong and connected community. Just 15 minutes to downtown Kelowna with school bus service available, this property offers a unique balance of affordability, functionality, and lifestyle, making it a strong option for both homeowners and long term investors. (id:6769)

- Other 20' x 23'
- Other 23'10" x 14'
- Utility room 10'2" x 9'2"
- Laundry room 5' x 5'
- Other 24' x 11'
- Other 25' x 9'
- Other 19' x 10'
- 4pc Bathroom 5'4" x 11'4"
- Pantry 5'0" x 5'0"
- Laundry room 12'9" x 6'6"
- Bedroom 12' x 11'
- 5pc Ensuite bath 12' x 12'
- Bedroom 10' x 10'
- Primary Bedroom 16' x 15'
- Kitchen 15'4" x 11'6"
- Living room 16' x 18'
- Bedroom 13'8" x 12'6"
- Full bathroom 5'0" x 5'0"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://www.kailaklassen.com/>

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Dining room 9' x 13'6"