



# 176 Merrifield Court Kelowna British Columbia

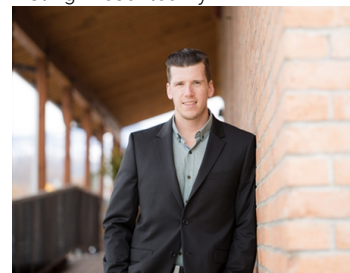
\$900,000

Welcome to this delightful family home, perfectly situated in the heart of Rutland. This property offers a spacious 3-bedroom, 2-bathroom main home, complemented by a newly renovated 1-bedroom, 1-bathroom suite downstairs, making it ideal for families looking for additional income or a mortgage helper. Upon entering the main home, you are greeted by an inviting living space, perfect for relaxing and entertaining including a covered patio. The main floor features three generously sized bedrooms, including a master bedroom with a full ensuite bathroom. An additional full bathroom on this floor ensures convenience for the whole family. The large kitchen is set to be upgraded with custom new cabinets, provided by the vendor at wholesale prices if the new owner desires. This update will enhance both the functionality and aesthetic appeal of the kitchen, making it a central hub for family meals and gatherings. Situated on a large property, this home boasts ample outdoor space for gardening, play, or relaxation. The 2-car garage provides plenty of parking and storage options, while the new furnace and air conditioning system ensure comfort and efficiency throughout the year. Located centrally in Rutland, this home is close to schools, parks, shopping centers, and public transportation, making it an ideal location for families. The friendly community atmosphere adds to the appeal, providing a welcoming environment for raising children or investing in property. (id:6769)

- Full bathroom Measurements not available
- 3pc Ensuite bath Measurements not available
- Bedroom 10'9" x 9'4"
- Bedroom 9'3" x 9'0"
- Primary Bedroom 12'11" x 11'1"
- Kitchen 14'1" x 11'10"

- Dining room 12'4" x 9'3"
- Living room 17'1" x 13'8"
- Full bathroom Measurements not available
- Bedroom 12'2" x 11'
- Living room 16'8" x 16'3"
- Kitchen 10'6" x 11'1"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

<https://ryan-brown.c21.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.