



# 2023 Derrickson Place West Kelowna British Columbia

\$898,000

Welcome to Lakeridge Park! With a modernized lease secured until 2146--and no PTT or Spec Tax--this property is an excellent choice for a full-time residence, part-time retreat, or BNB investment. Tucked away on a quiet cul-de-sac with open greenspace across the street, it offers a rare sense of peace and privacy. The fully fenced yard is a gardener's dream, featuring vibrant flower beds, a thriving vegetable garden, and a tranquil front-yard water feature. A two-tiered deck provides the perfect space to soak in the morning sun, enjoy views of your landscaped yard, and even capture a glimpse of the lake. Inside, the main floor showcases warm hardwood floors, an updated kitchen with gas cooktop and dual wall ovens, a large primary suite with 6-piece ensuite, a formal dining room, a sunken living room with stone fireplace, and a bright secondary living space with French doors leading to the Juliet balcony. The lower level offers three spacious bedrooms, a cozy family room (reduced ceiling height) with brick fireplace, a wet bar, expansive storage, and a large laundry room with extra cabinetry. Additional highlights include parking for four vehicles (with room for a small RV/camper), plus recent updates such as a newer roof, furnace, and hot water tank. Easily suited! (id:6769)

Storage 4'8" x 6'9"

Utility room 8'1" x 7'8"

Laundry room 8'7" x 10'8"

3pc Bathroom 10'9" x 7'4"

3pc Bathroom 8'7" x 3'11"

Bedroom 10'10" x 11'7"

Bedroom 13'10" x 11'5"

Bedroom 10'7" x 11'2"

Recreation room 16'7" x 13'9"

Kitchen 17'8" x 12'2"

3pc Bathroom 5' x 7'3"

6pc Ensuite bath 14'1" x 10'

Primary Bedroom 19'1" x 13'4"

Family room 16' x 20'5"

Dining room 12' x 19'3"

Kitchen 18'11" x 12'

Living room 12' x 18'6"

Listing Presented By:



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

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