



## 775 Academy Way 203 Kelowna British Columbia

\$430,000

Smart two-bedroom condo, steps to UBC-O. Located at U THREE in the University District, this condo is walkable to UBC-Okanagan, making it a great fit for investment, students, or faculty/staff. This approx. 753 sq ft home features an open living space with island dining, and great natural light throughout. Two bedrooms are thoughtfully separated for privacy, with one offering its own ensuite. In-suite laundry adds everyday convenience. Step outside to a 115 sq ft patio that works well for study breaks, morning coffee, or fresh air between classes. One underground parking space adds peace of mind, while the walk to class location keeps campus life close. Minutes from YLW for frequent travel, with Nester's Market, restaurants, shops, golf courses, and the Kelowna Family Y nearby. Walkable, peaceful, and well connected, this is an easy choice for those looking to stay close to campus, or YLW while enjoying a comfortable, low-maintenance lifestyle.

(id:6769)

Utility room 2'6" x 2'2"

Primary Bedroom 9'9" x 12'4"

Living room 14' x 10'5"

Kitchen 14'1" x 10'5"

Bedroom 9'9" x 10'2"

Full ensuite bathroom 7'5" x 4'11"

Full bathroom 8'3" x 4'11"

Listing Presented By:



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