



# 1045 Sutherland Avenue 206 Kelowna British Columbia

\$365,000

Welcome to 206-1045 Sutherland Avenue in Wedgewood, one of Kelowna's most sought-after 55+ communities, offering 1,326 sq.ft. of spacious, low-maintenance living in a beautifully maintained building known for its strong sense of community and incredible amenities. Perfect for downsizers seeking a true lock-and-leave lifestyle, this 2-bedroom, 2-bathroom home is centrally located just minutes to shopping, restaurants, medical offices, Kelowna General Hospital, downtown, and everyday amenities. Inside, you'll find a bright and spacious layout with generous living and dining areas, a functional kitchen, and one of the building's rare enclosed sunrooms. With desirable southern exposure, this space acts as an extension of the home and is perfect for relaxing or enjoying year-round sunshine. The primary bedroom offers a private 3-piece ensuite and dual closets, while updates include a 2022 heat pump, newer washer and dryer, newer refrigerator, and new stove. A major bonus is the \$25,000 building levy has already been paid in full. Residents enjoy guest suites, a banquet room, billiards room, shuffleboard, fitness room, workshop, beautifully maintained courtyard, optional community dinners, and numerous social activities throughout the year. Additional highlights include a spacious parking stall and a storage locker conveniently located on the same floor as the unit. Opportunities to join a community this well maintained, active, and centrally located rarely come available. (id:6769)

Full ensuite bathroom 5'3" x 9'8"

Primary Bedroom 11'6" x 18'5"

Bedroom 10'6" x 11'4"

Other 11'0" x 5'10"

Family room 21'2" x 6'11"

Living room 17'5" x 15'5"

Dining room 9'0" x 12'10"

Kitchen 8'0" x 12'10"

3pc Bathroom 9'7" x 5'2"

Laundry room 10'11" x 7'4"

Foyer 7'10" x 12'8"

Listing Presented By:



Originally Listed by:  
Vantage West Realty Inc.

**RE/MAX** Kelowna

**RE/MAX Kelowna**

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

Phone: 250-870-6145  
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.