



135 Ziprick Road 206 Kelowna British Columbia

\$429,000

3 UG PARKING STALLS and centrally located, this spacious 3-bedroom, 2 full bathroom condo is an outstanding opportunity for UBC Okanagan students & Okanagan College parents, investors, or families. Bus stop to UBC is right outside building. Fully furnished and move in ready, this well-maintained home is located in Rutland South, just minutes to UBC Okanagan, Kelowna International Airport, transit, shopping, restaurants, schools, golf, and the YMCA. With no age restrictions and excellent rental potential, this is a fantastic opportunity in a highly convenient location. Loaded with upgrades, the home features hardwood and tile flooring, updated stove (2025) and dishwasher (2021), under counter lighting, an integrated wine rack, corner glass kitchen cabinet, and recently painted interior. The bright open concept layout is ideal for shared living and entertaining, complete with a spacious covered deck where BBQs are allowed. All three bedrooms are generously sized, and the unit also includes in suite laundry and a storage locker in the garage. Well run strata with very high contingency reserve fund. Enjoy easy access to parks, YMCA Rec Centre, Rutland Arena, schools, Mission Creek, Rail Trail for biking, walking, golf and outdoor recreation while being close to everything you need like restaurants, shopping, professional offices and box stores like Canadian Tire and Costco. Rare pet friendly policy: 1 dog or 1 cat with no size restriction. Rent out a parking stall for xtra income (id:6769)

4pc Ensuite bath 10'3" x 6'3"

4pc Bathroom 7'3" x 8'9"

Bedroom 10'1" x 16'0"

Bedroom 19'0" x 9'11"

Primary Bedroom 11'5" x 12'0"

Kitchen 10'1" x 8'6"

Dining room 20'0" x 8'2"

Living room 15' x 14'7"

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