



## 3178 Via Centrale Road 2113 Kelowna British Columbia

\$439,900

Well-maintained 2-bedroom plus den condo at The Pointe at Quail Ridge, located just steps from the golf course and the outdoor pool and hot tub. Featuring a split-bedroom design for added privacy, the spacious den is large enough to be used as a third bedroom or home office, offering great flexibility for owners and investors alike. The bright, open-concept layout includes a breakfast bar, newer carpet, a separate laundry room, and a ground-floor walk-out patio--perfect for morning coffee or winding down after a day on the course. The home comes with secure entry, underground parking, and two designated parking stalls. This pet-friendly building allows one cat or one dog with no height restrictions and permits rentals with a minimum 30-day term, making it a solid option for UBCO students and professionals. Currently rented, renter is month-to-month, paying \$2065.95. Heat is included in the strata fees for added convenience. Situated just five minutes from Kelowna International Airport, UBCO, shopping, dining, coffee shops, and other essential amenities, this is carefree living in one of Kelowna's most desirable golf course communities. Measurements are taken from iGuide. (id:6769)

Foyer 8'11" x 7'7"

Laundry room 5'11" x 5'4"

Dining room 14'3" x 8'5"

3pc Bathroom 6'10" x 8'8"

4pc Ensuite bath 8'9" x 10'7"

Den 10'6" x 8'

Bedroom 10'7" x 12'

Primary Bedroom 12'1" x 15'3"

Living room 16'10" x 12'8"

Kitchen 9'7" x 8'7"

Listing Presented By:



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Coldwell Banker Horizon Realty

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