



## 213 Merlin Court Kelowna British Columbia

\$920,000

Nestled in the peaceful, sought-after neighborhood of Magic Estates, this beautifully maintained rancher style home offers both tranquility and convenience—just minutes to downtown Kelowna, close to great Glenmore schools, and near all amenities. With an unfinished basement ready for your ideas, the home has the potential to exceed approximately 3,100 sq. ft., adding significant value without the hassle of demolition. The main level features a bright, spacious layout with two inviting living areas—one a cozy sunken living room with a fireplace, the other with a second fireplace for added warmth. The kitchen boasts stone countertops and opens to a large deck with a gas BBQ hookup, perfect for entertaining. The spacious main floor primary bedroom includes an ensuite with Jacuzzi tub and shower and 2 closet spaces. Two additional bedrooms, a full bath and laundry room complete the main level. The fully landscaped, irrigated backyard offers a grass area and concrete seating space. Extras include a double garage, driveway parking for two vehicles, a newer furnace (2021) and built-in vacuum. Most furniture is optional to be included (list in Realtor remarks). (id:6769)

Unfinished Room 47'2" x 33'3"

Primary Bedroom 13'5" x 18'2"

Living room 12'11" x 17'5"

Laundry room 6'3" x 8'8"

Kitchen 13'2" x 11'5"

Foyer 6'8" x 8'8"

Family room 12'4" x 14'5"

Dining room 13' x 10'2"

Dining nook 7'5" x 4'6"

Bedroom 14'5" x 10'2"

Bedroom 14'5" x 11'1"

4pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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Royal LePage Kelowna

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