



## 285 Dell Road Kelowna British Columbia

\$888,285

Welcome to this warm and inviting 4-bedroom home located in the heart of Rutland South, one of Sunny Kelowna's most family-friendly neighbourhoods. Bright Welcoming entry. Thoughtfully designed with flexibility in mind, the main floor features a spacious extra den or multi-use room--perfect for a home office, playroom, or guest space--while the lower level offers a bright 2-bedroom suite with its own private entrance, making it an ideal mortgage helper or space for extended family. Pvt Deck off the bedroom and main deck off the multi-use Rm. Great kitchen up with GRANITE c-tops. This well-maintained home has seen many important updates, including a roof, siding, eavestroughs, and newer windows. Cozy wood fireplace and woodstove features add charm and comfort, while recent flooring updates in the suite enhance its fresh, move-in-ready appeal. A private rear yard backing onto a community garden provides a peaceful outdoor retreat with a sense of tranquility. Perfectly positioned close to schools, transit routes, shopping, and restaurants, this home also offers easy access to everything the Okanagan lifestyle is known for--golf courses, shopping and Okanagan Lake, with the airport, and Big White Ski Resort just a short drive away. Whether you're a first-time buyer, a growing family, or looking to upsize with income potential, this property is a fantastic opportunity to settle into one of Kelowna's most convenient and welcoming areas. Don't miss this one, book a showing today! (id:6769)

Kitchen 21'2" x 10'11"

3pc Bathroom 7'5" x 6'9"

Bedroom 11'8" x 10'9"

Bedroom 12'3" x 10'11"

Living room 18'3" x 10'6"

Other 23'1" x 11'9"

Kitchen 10'7" x 10'4"

Dining room 11'0" x 8'2"

Living room 20'5" x 12'3"

4pc Bathroom 9'1" x 6'11"

Primary Bedroom 12'8" x 10'0"

Bedroom 12'0" x 9'1"

Listing Presented By:



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Royal LePage Kelowna

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