



## 878 Bernard Avenue 304 Kelowna British Columbia

\$499,900

TOP FLOOR CORNER UNIT offering 1,244 sq. ft. of bright, inviting space! Meticulously maintained and showing like new, it features 2 bedrooms, 2 full bathrooms, a dedicated dining area, a spacious kitchen, in-suite laundry, and an enclosed balcony perfect for year-round enjoyment. Stay comfortable with A/C wall units in both the living room and primary bedroom, plus efficient electric baseboard heat for cooler days. Parking is secure and convenient with a monitored above-ground garage stall, and a second outdoor spot may be available for a monthly fee. The building is well-managed by a proactive self-managed strata, and the location delivers serious lifestyle perks: a park right across the street, ample visitor parking, and quick access to shopping, restaurants, brew pubs, entertainment venues, parks, and beaches. A bright, top-floor corner unit in this condition and location is a rare find. Move-in ready and waiting for its next owner! Call today to book your private showing. (id:6769)

Sunroom 6'6" x 11'6"

Primary Bedroom 11'11" x 12'3"

Living room 13'11" x 20'

Laundry room 8'1" x 6'10"

Kitchen 8' x 10'1"

Foyer 5'6" x 9'1"

Dining room 8' x 8'2"

Bedroom 14'3" x 10'4"

Full ensuite bathroom 8'1" x 4'11"

4pc Bathroom 9' x 5'11"

Listing Presented By:



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RE/MAX Kelowna

<http://clickforhomes.ca/>

**RE/MAX Kelowna**

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