



## 700 Martin Avenue 307 Kelowna British Columbia

\$450,000

Welcome to #307 700 Martin Avenue! Located at the Martin Lofts - a boutique condo building in downtown Kelowna - this beautiful, well-appointed north-facing 1-bedroom, 1-bathroom unit includes 736 sq. Ft of living space with a huge outdoor balcony! This unit features a modern design, with bright, open living space and natural light throughout. The kitchen is equipped with white cabinets, modern backsplash, black appliances, and opens onto the dining area and living room with direct access to a large private balcony - perfect for morning coffee, evening relaxation, or entertaining friends. Whether you are a first-time home buyer, investor, or looking for a low-maintenance home in a prime location, this unit offers the lifestyle and convenience you are looking for. Located just outside of the downtown core - walk to restaurants, breweries, wineries, public transit, Waterfront Boardwalk, and City Park. One heated underground parking stall and storage locker included. Amenities include a fitness centre, secure bike storage, and electric vehicle (EV) charging stations. Rentals are allowed, with restrictions (min. 30 days), and pets are also allowed, with restrictions (one dog or one cat). (id:6769)

Primary Bedroom 14'6" x 9'11"

Kitchen 17'11" x 7'5"

Dining room 6'6" x 13'7"

Living room 13'11" x 13'1"

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

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan

<http://www.kylebjanzen.com/>

**RE/MAX Kelowna**

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100-1553 Harvey Avenue,  
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145  
[dallas@remaxkelowna.com](mailto:dallas@remaxkelowna.com)

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