



## 311 Poonian Street Kelowna British Columbia

\$1,075,000

Welcome to this beautifully updated four-bedroom, three-bathroom home that perfectly combines comfort, functionality, and income potential. Situated in a sought-after North Rutland neighbourhood & nestled on a family-friendly street, 311 Poonian St is conveniently located near schools, parks, shopping centers, rec centers & Big White Ski Resort. This property features a fully legal one-bedroom, one-bathroom suite with in-suite laundry, soundproofing, quartz countertops, stainless steel appliances, 2 gas fireplaces, a heated bathroom floor and a modern finish--ideal for multigenerational living or rental income. The main living area boasts an open-concept layout filled with natural light, highlighted by large windows, a cozy gas fireplace, and seamless access to a patio with scenic views. The kitchen has a new gas stove, microwave range, stainless steel appliances, quartz countertops, and a deep stainless steel sink. There is a covered patio off the kitchen with a gas hookup for the BBQ, perfect for everyday cooking and entertaining. (id:6769)

4pc Bathroom 9'9" x 5'3"

Bedroom 10'0" x 11'0"

Bedroom 10'0" x 11'0"

5pc Ensuite bath 7'0" x 8'7"

Primary Bedroom 15'0" x 12'0"

Kitchen 9'2" x 12'0"

Dining room 10'8" x 12'0"

Living room 15'0" x 17'0"

Full bathroom Measurements not available

Bedroom 10' x 11'

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

**RE/MAX Kelowna**

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