



## 312 Fizet Avenue Kelowna British Columbia

\$949,000

Amazing, well-maintained 3-STOREY family home in one of Rutland's most desirable neighbourhoods! This spacious residence offers approx. 2,800 sq. ft. of comfortable living on an ~8,000 sq. ft. lot, perfectly designed for family life. Featuring 4 bedrooms and 4 bathrooms, including 3 bedrooms upstairs and one in the basement with a large rec room, this home has plenty of space for everyone. The main level offers both a living and family room, ideal for entertaining or relaxing. Enjoy recent updates including new flooring (2020), stainless steel appliances along with a brand new furnace, A/C, and hot water tank (2025). The large, fully fenced backyard backs onto McCurdy Rd, offering privacy, underground irrigation, and room for outdoor fun. Walking distance to schools, parks, YMCA, and shopping—everything your family needs is just minutes away. Located on a quiet street with wonderful neighbours and zoned MF1 (Multi-Family), this home combines comfort, convenience, and future investment potential. (id:6769)

Full bathroom 10'5" x 5'

Other 7'9" x 7'5"

Bedroom 13' x 10'

Bedroom 13'4" x 10'

Full ensuite bathroom 11'10" x 10'10"

Primary Bedroom 14'6" x 11'

Other 7' x 7'6"

Utility room 14'2" x 8'10"

Full bathroom 8'8" x 5'2"

Bedroom 29'3" x 11'6"

Recreation room 12' x 25'6"

Other 8'7" x 7'10"

Dining nook 8'4" x 15'5"

Partial bathroom 5'1" x 5'3"

Laundry room 8'10" x 8'10"

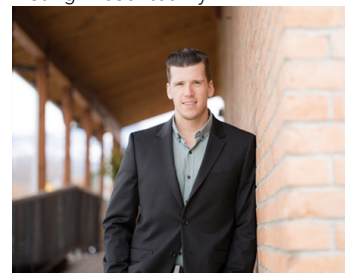
Family room 12' x 12'

Foyer 7' x 8'4"

Kitchen 9' x 11'

Dining room 11'10" x 12'11"

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan

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

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