



# 3193 McIver Road West Kelowna British Columbia

\$799,900

QUICK POSSESSION possible if desired! Discover your dream home on a sprawling corner lot in a desirable neighborhood, perfect for family living and entertaining. NEW roof, furnace and A/C. This charming residence welcomes you with elegant double glass door entry leading to a bright living room featuring a cozy wood-burning fireplace. The updated kitchen is a chef's delight, boasting stainless steel appliances, granite counter tops, and a built-in butcher block next to the gas range. Enjoy a dining area that offers easy access to a covered patio and back yard for year-round grilling and entertaining. Additionally, you'll find three bedrooms and two bathrooms, including a primary suite with a private ensuite on main floor. The versatile lower level includes a storage office area, laundry room, and a fourth bedroom, plus additional flexible space leading to a large double garage. Additionally an in-law suite with a separate entrance and full bath offers privacy for guests or extended family. The fully fenced backyard is an entertainer's paradise, complete with dining areas on upper and lower decks, a fire pit for cozy evenings, a play structure for kids, garden boxes, and RV parking. With newer windows throughout (98% of the home), this property is energy-efficient and move-in ready--don't miss out on this exceptional opportunity! (id:6769)

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|----------------------------|-------------------------------|
| Utility room 5'5" x 4'10"  | Bedroom 9'11" x 9'3"          |
| 4pc Bathroom 8'6" x 5'5"   | 4pc Bathroom 10' x 8'         |
| Living room 21'2" x 11'4"  | 2pc Ensuite bath 4'9" x 5'    |
| Kitchen 10'1" x 8'10"      | Primary Bedroom 13'3" x 10'9" |
| Bedroom 13'2" x 11'        | Dining room 11'2" x 9'4"      |
| Laundry room 10'11" x 5'9" | Living room 19'1" x 11'11"    |
| Dining nook 7'5" x 6'8"    | Kitchen 14'1" x 8'11"         |
| Bedroom 10'11" x 9'3"      |                               |

Listing Presented By:



Originally Listed by:  
Value Plus 3% Real Estate Inc.

**RE/MAX Kelowna**

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

Phone: 250-870-6145  
dallas@remaxkelowna.com

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