



# 3325 McGregor Road West Kelowna British Columbia

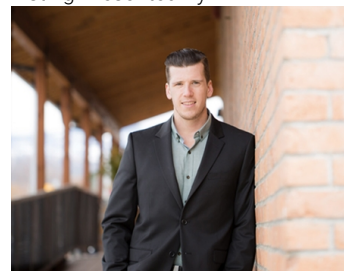
\$799,000

PRICED \$34,000 BELOW ASSESSED VALUE, this spacious and versatile 4 bed, 3 bath home sits on a 0.40-acre lot backing directly onto Glen Canyon Regional Park. Located in the quiet, family-friendly community of Glenrosa, this property offers a peaceful, private setting with direct access to nature right from your backyard. With over 2,250 sq.ft. of living space, the home features 3 bedrooms upstairs and 1 down—perfect for growing families or buyers seeking suite potential. The lower level offers great flexibility for extended family, a home office, or future income. Thoughtful updates over time include 1-year-old appliances, a 2023 hot water tank, and newer interior paint. The backyard is built for both relaxation and functionality, with a large lawn, patio with space for a hot tub, a cozy fire pit zone, and a storage shed. The tandem garage includes a rear section that could serve well as a workshop, and there's ample room to park RVs, trailers, and additional vehicles. A solid opportunity to secure a large, park-adjacent lot in a growing area with convenient access to schools, trails, and amenities. Book your showing today! (id:6769)

Other 12'5" x 3'5"	2pc Ensuite bath 7'7" x 5'2"
Bedroom 19'10" x 11'7"	Primary Bedroom 12'8" x 11'10"
Laundry room 9'4" x 7'2"	Bedroom 9'8" x 10'1"
3pc Bathroom 11'2" x 4'3"	Bedroom 8'5" x 10'1"
Other 8'2" x 3'7"	Other 23'9" x 3'2"
Recreation room 23'7" x 10'6"	Kitchen 14'5" x 11'10"
Family room 17'7" x 12'2"	Dining room 10'2" x 12'2"
Other 6'9" x 3'6"	Living room 15'4" x 13'7"

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**RE/MAX Kelowna**

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