



# 1045 Sutherland Avenue 334 Kelowna British Columbia

\$395,000

Top-Floor Retreat with Stunning Mountain & Creek Views in Wedgewood 55+ Community Welcome to the top floor of the desirable Kelowna Wedgewood—a beautifully maintained 55+ retirement community offering peaceful living in a prime central location. This spacious 2-bedroom, 2-bathroom condo features soaring 11-foot vaulted ceilings and south-facing views of the creek and mountains, enjoyed year-round from your enclosed balcony. The living room is bright and inviting with a large window and direct balcony access. Stylish laminate flooring flows through the main living areas, while the kitchen offers a convenient pass-through to the dining room, ideal for entertaining. The primary suite includes newer carpeting, a walkthrough closet, private ensuite, and balcony access. Comfort is ensured with a new furnace and central air system installed in 2021. Wedgewood amenities are second to none, including a billiards/games room, gym, happy hour lounge, library, beauty/barber salon, meeting room, two guest suites, BBQ area, rentable garden plots, thrift shop, workshop, car wash station, and an optional dining room service. Recent building upgrades include all-new windows and refreshed common areas with updated paint and flooring. Just steps to Capri Mall and a short stroll to downtown, this location can't be beat. Includes secure underground parking and a large storage locker on the same floor! No pets permitted. (id:6769)

Storage 15' x 6'

Sunroom 6'11" x 18'6"

Utility room 8'3" x 4'5"

Laundry room 6'0" x 3'0"

Full bathroom 8'2" x 7'6"

3pc Ensuite bath 9'4" x 7'9"

Bedroom 11'6" x 10'5"

Primary Bedroom 14'4" x 11'4"

Kitchen 9'4" x 9'1"

Dining room 14'3" x 10'1"

Living room 15' x 14'3"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://www.geofftreadgold.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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