



338 Burne Avenue Kelowna British Columbia

\$2,499,950

If you've been searching for a refined home that blends modern comfort with the Okanagan lifestyle, this 4-bdrm, 3-bath residence with a 1-bdrm, 1-bath suite offers exceptional versatility in a coveted lakeside setting. Perfectly located just steps from Okanagan Lake, set just 100 ft off the Abbott St corridor on a short, low-traffic side street one block north of Cadder Avenue, you're a 90-second stroll to Burne Avenue Beach and moments from the hospital, downtown cafés, Strathcona Park, and multiple beaches. Mornings unfold in soft lake light, evenings in golden sunsets—an effortless lifestyle. Inside, the home features wide-plank white oak floors, two fireplaces, and a calm, refined design throughout. The spa-inspired ensuite includes heated tile floors, a double vanity, freestanding tub, and fully tiled walk-in shower. Comfort is ensured with heated concrete floors, hydronic forced-air heating, central air conditioning, and on-demand hot water. The home has been lifted and expanded with a new basement, renewing all major components. With 13 appliances, quartz throughout, and two spacious decks, it is designed for seamless indoor-outdoor living. A low-maintenance fenced yard with irrigation adds ease, while lane access leads to an attached 2-car garage with roughed-in EV charging and RV parking. A rare blend of location, lifestyle, and quiet sophistication in one of Kelowna's most desirable lake-adjacent neighbourhoods—best experienced in person. (id:6769)

- Utility room 11'1" x 4'5"
- Other 11' x 3'
- 4pc Bathroom 5'7" x 7'6"
- Mud room 9'0" x 4'4"
- Laundry room 8'11" x 6'
- Foyer 10'9" x 11'4"
- Bedroom 10'7" x 10'9"
- Bedroom 9'6" x 9'3"
- Recreation room 13'1" x 10'3"
- Bedroom 13'1" x 10'3"
- Full bathroom 8'2" x 6'6"
- Full ensuite bathroom 16'3" x 9'7"
- Primary Bedroom 13' x 13'3"
- Other 9'6" x 4'6"
- Pantry 4'8" x 11'9"
- Laundry room 6'5" x 5'6"

Bedroom 10'7" x 10'9"
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