



340 Hillaby Avenue Kelowna British Columbia

\$974,000

Welcome to this spacious walkout rancher with a basement suite in the heart of Rutland North, one of Kelowna's most family-friendly neighbourhoods. Upstairs, you'll find a thoughtfully designed open-concept living space featuring a massive kitchen with shaker-style cabinets, a walk-in pantry, sit-up bar island, beautiful hardwood floors, and 9ft ceilings. Cozy up in the living room beside the gas fireplace, or step outside onto the large, covered deck, perfect for year-round barbecuing. The primary bedroom is large and features a 4-piece ensuite and walk-in closet. Downstairs, the 2-bed suite with a separate entrance is ideal for extended family, or as a mortgage helper, offering plenty of natural light throughout. The fully fenced backyard is private with mature cedar trees and sprawling green space for kids, pets, or gardening. The front yard is landscaped with additional greenspace. Bonus features include an oversized garage with 12ft ceilings, and built-in vacuum. This home is walking distance to all levels of schools, and offers quick access to nearby parks, playgrounds, sports fields, the YMCA, and scenic wetlands, as well as shopping, dining, and transit options. This welcoming and well-established neighbourhood is perfect for families looking for both convenience and community. Whether you're upsizing, investing, or looking for a multi-generational layout, this home checks all the boxes! (id:6769)

Utility room 14'9" x 16'11"

4pc Bathroom 4'11" x 10'0"

Bedroom 11'5" x 11'9"

Foyer 9'10" x 12'1"

4pc Ensuite bath 7'5" x 10'11"

Primary Bedroom 9'5" x 12'6"

Laundry room 4'11" x 5'9"

Living room 19'6" x 14'8"

Dining room 11'5" x 13'4"

Kitchen 11'7" x 19'2"

Dining room 11'2" x 10'8"

Kitchen 11'3" x 11'2"

Living room 14'11" x 18'10"

Bedroom 11'4" x 13'10"

Full bathroom 7'5" x 6'6"

Primary Bedroom 11'4" x 18'1"

Listing Presented By:



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