



## 3445 Barberry Street Kelowna British Columbia

\$849,900

Best priced rancher w/basement in Lower Mission neighbourhood for under \$850K! This property offers ample parking out front, including a 2-car garage and a newly landscaped front yard with underground sprinklers. Inside, you'll find brand new vinyl laminate flooring and baseboards throughout the main floor. The bright living room features a bay window that lets in plenty of afternoon sunlight. Entertaining is a breeze with in the spacious dining room, perfect for family gatherings. The kitchen provides ample space for preparing all your family's meals and future upgrades like an island. Adjacent is a cozy family room with sliding glass doors leading to a covered deck, ideal for morning coffees, afternoon drinks, and BBQs. The main bathroom has been fully updated with new tile, shower, vanity, and fixtures. The primary bedroom comfortably fits a king-sized bed, with a great sized walk-in closet and ensuite. The second bedroom is also generously sized and completes the main floor. Downstairs features a laundry area, a non-conforming bedroom, two large storage spaces, a 2-piece bathroom, and backyard access. The private backyard includes a garden with fruit trees and a new shed. Additional highlights include RV or boat parking out front, air conditioning, and walking distance to all schools (elementary, middle and high), shopping, and parks. Don't miss out--schedule a showing today! (id:6769)

Utility room 11'3" x 13'4"

Partial bathroom 8'11" x 11'3"

Storage 7'7" x 6'4"

Laundry room 16'2" x 11'0"

Bedroom 16'2" x 11'5"

Foyer 9'7" x 4'2"

Other 19'8" x 10'4"

4pc Bathroom 7'6" x 9'4"

3pc Ensuite bath 7'2" x 6'0"

Bedroom 10'6" x 10'2"

Primary Bedroom 11'1" x 12'3"

Family room 8'10" x 12'3"

Dining room 11'5" x 12'10"

Living room 15'0" x 11'11"

Kitchen 14'11" x 13'7"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

<http://www.peterchow.ca/>

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