



# 3596 Brown Road West Kelowna British Columbia

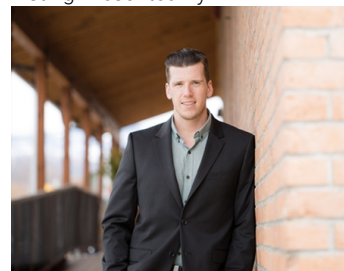
\$699,900

Fantastic opportunity in the heart of Westbank Centre! This well-laid-out rancher with a basement offers excellent flexibility for retirees, families, investors, hobbyists, or buyers looking for suite potential. The main level features 3 bedrooms, including a primary bedroom with a 2-piece ensuite, a full bathroom, spacious living room, functional kitchen and dining area, plus access to the covered rear deck and fenced yard. Downstairs, you'll find additional living space with a bedroom, family room, rec room, kitchenette, dining area, 3-piece bathroom, laundry/storage, including a separate entrance, making it easily suited. A major bonus here is the parking: this property offers ample driveway parking, a carport, and a detached 27' x 23' heated shop with 10' ceilings and 220 power, ideal for trades, storage, vehicles, hobbies, or anyone needing serious workspace. Set on a flat, usable 0.19-acre lot with a fenced yard, garden space, storage shed, and room for kids, pets, and toys, this property delivers practical everyday living in a central West Kelowna location. Close to shopping, schools, transit, parks, restaurants, and other amenities, this is a great option for buyers seeking value, space, and versatility in an established neighbourhood. (id:6769)

|                               |                               |
|-------------------------------|-------------------------------|
| Bedroom 10'8" x 12'10"        | Primary Bedroom 10'0" x 12'9" |
| Family room 15'2" x 12'10"    | 4pc Bathroom 8'3" x 4'11"     |
| 3pc Bathroom 7'6" x 5'4"      | Kitchen 12'9" x 8'7"          |
| Recreation room 11'7" x 12'8" | Dining room 13'1" x 9'0"      |
| Laundry room 11'7" x 13'6"    | Living room 13'11" x 14'6"    |
| Bedroom 9'0" x 10'6"          | Kitchen 15'3" x 7'5"          |
| Bedroom 8'2" x 10'6"          | Dining room 14'0" x 5'5"      |

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