



1045 Sutherland Avenue 37 Kelowna British Columbia

\$275,000

Welcome to the best-priced unit in the 55+ community of Wedgewood! Offered nearly \$60,000 below assessed value, this home presents an exceptional opportunity for buyers to update and personalize the space to their own tastes. The Wedgewood is renowned for its welcoming atmosphere, in-house restaurant, outstanding amenities, and vibrant social calendar - all just steps from Capri Centre Mall. Unlike a typical apartment, this garden, end-unit suite offers a warm, home-like feel with easy accessibility to the outdoors. Conveniently located on the ground/parkade level, the home stays naturally cool during the summer months when the windows are open, providing added comfort and potential energy savings. The spacious living room and enclosed sunroom overlook the beautifully maintained courtyard, lush gardens, and tranquil creek, creating a peaceful setting to enjoy throughout the year. Now vacant and move-in ready, this home is available for immediate possession at your convenience. (id:6769)

Utility room 4'9" x 3'3"

Sunroom 6'9" x 20'10"

Primary Bedroom 16'2" x 11'1"

Living room 15'3" x 13'6"

Laundry room 7'3" x 10'9"

Kitchen 12'10" x 8'8"

Dining room 11'11" x 8'3"

Den 9'6" x 9'3"

Bedroom 11'1" x 10'5"

Full bathroom 4'11" x 9'6"

Full ensuite bathroom 9'5" x 5'1"

Listing Presented By:



Originally Listed by:
Canada Flex Realty Group Ltd.

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

RE/MAX Kelowna

RE/MAX Kelowna

100-1553 Harvey Avenue ,
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145
dallas@remaxkelowna.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.