



# 604 Cawston Avenue 404 Kelowna British Columbia

\$375,000

Located in one of Kelowna's most exciting and rapidly evolving neighbourhoods, this modern 1 bedroom condo offers incredible value for first time buyers and investors looking to get into the downtown market. Built in 2023, this bright and contemporary home features 570 sq.ft. of thoughtfully designed living space and a functional open concept layout that maximizes comfort and efficiency. The stylish kitchen showcases modern cabinetry, stainless steel appliances and a clean tile backsplash, flowing seamlessly into the living and dining area. Large windows and sliding doors lead to a private north east facing balcony where you can enjoy peaceful morning sun and views of the surrounding neighbourhood. Durable vinyl plank flooring runs throughout the home, adding warmth and modern style. The bedroom offers great closet space while the full bathroom features a sleek vanity and tub shower combination. In suite laundry and additional storage make daily living easy and convenient. Easy access bike storage is an extra bonus! What truly sets this home apart is the unbeatable location. Situated in Kelowna's vibrant north end, you are just steps to the Rail Trail, breweries, coffee shops, downtown restaurants and local markets. With strong rental potential and incredible walkability, this is a fantastic opportunity to own a nearly new condo in one of Kelowna's most sought after urban neighbourhoods. (id:6769)

Full bathroom 5'7" x 9'8"

Primary Bedroom 7'10" x 9'9"

Dining room 8'2" x 3'5"

Kitchen 8'2" x 10'1"

Living room 9'6" x 13'6"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

<http://www.moveokanagan.com/>

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