



# 6100 Old Vernon Road 45 Kelowna British Columbia

\$749,777

Tucked into a quiet, family-friendly community in Kelowna, this well maintained single family home is move in ready and packed with practical updates. Paint, a high efficiency furnace (2022), new windows, a renovated basement, a new dishwasher & fridge and a refreshed composite deck mean your big ticket items are already done, just move in and enjoy. Natural light fills the main living area, while the kitchen and dining space flow seamlessly onto a covered deck perfect for BBQs and evening wind-downs. Downstairs, the renovated basement offers flexibility with suite potential with a separate entrance or keep it for your own use. The fully fenced yard is great for kids, pets and gardening, with a handy shed for tires or seasonal gear. Underground irrigation in the front and back yards keeps lawn care easy and efficient. The complex features RV parking, an outdoor pool, playground, and community park - all with low bare land strata fees of just \$180/month. Mill Creek Park's scenic trails are just around the corner, and the Kangaroo Farm is a short stroll away. With quiet neighbors, great amenities, and proximity to YLW Airport, UBCO, and shopping, this home offers the perfect balance of comfort, convenience, and community. (id:6769)

Workshop 16'0" x 9'0"  
Full bathroom 6'8" x 9'8"  
Bedroom 10'9" x 11'9"  
Recreation room 24'8" x 21'2"  
Full ensuite bathroom 7'7" x 19'0"  
Bedroom 7'11" x 11'3"

Bedroom 10'5" x 11'4"  
Primary Bedroom 12'8" x 15'7"  
Kitchen 11'11" x 10'5"  
Dining room 12'8" x 10'5"  
Living room 10'8" x 19'3"

Listing Presented By:



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Coldwell Banker Horizon Realty

<https://movetokelowna.com/>

**RE/MAX Kelowna**

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