



## 755 Birch Avenue Kelowna British Columbia

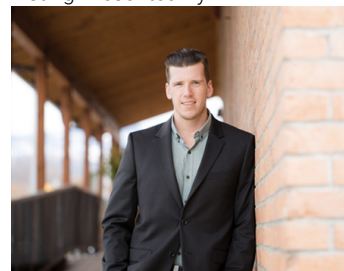
\$1,029,000

Perfect South Kelowna location with sweeping views of Cameron Park! Very close to all amenities including the Hospital, College, Schools, and 3 Daycares! Nicely manicured yard with stamped concrete walks, double parking out front with an extra parking pad out back. The 2776 sq/ft home has a spacious feel with 9' ceilings on both levels and two large living rooms. Kitchen features a good sized island with SS appliances, walk-in pantry and skylight allowing lots of natural light. Plenty of space for the whole family including a fully separated summer kitchen with its own entry. Each of the 4 bedrooms has a designated full bathroom. The principal bedroom includes a private sundeck, a large walk in closet and separate shower and soaker tub for those cold nights. Hardwood floors and ceramic tile throughout. Central A/C + New H/W Tank 2022, Stove, Microwave, Washer and Dryer 2024. You can not beat this location! (id:6769)

4pc Ensuite bath 12'8" x 8'0"  
 Primary Bedroom 18'0" x 11'0"  
 Dining room 10'0" x 11'0"  
 Bedroom 10'0" x 11'0"  
 3pc Bathroom 12'6" x 5'0"  
 Kitchen 11'0" x 14'0"  
 Living room 14'0" x 17'3"  
 3pc Bathroom 8'6" x 7'6"

Bedroom 13'7" x 8'6"  
 Family room 17'9" x 14'0"  
 Great room 14'0" x 13'11"  
 Laundry room 12'0" x 5'6"  
 3pc Bathroom 10'0" x 5'0"  
 Bedroom 13'8" x 9'10"  
 Kitchen 10'5" x 7'6"

Listing Presented By:



Originally Listed by:  
 Oakwyn Realty Okanagan

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

**RE/MAX Kelowna**

**RE/MAX Kelowna**

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

Phone: 250-870-6145  
[dallas@remaxkelowna.com](mailto: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.