



## 737 Leon Avenue 807 Kelowna British Columbia

\$440,000

Bright open 2 bedroom 2 bath plan with city & mountain views! Great building with spacious room sizes! Not a micro unit!! South east facing corner unit soaks in the morning sun. This renovated open-concept layout is perfect for entertaining linking a modern kitchen with mahogany custom cabinetry and island to a spacious living room with oversized windows framing iconic and a covered balcony all with a front row seat to take in the iconic Okanagan views beyond! Added luxuries include heated foyer & bathroom floors, cultured ledgerstone featured post, and a newer heat pump system for instant heating/ cooling. The spacious primary bedroom includes a 2 piece ensuite, while the versatile second bedroom provides options for a family room or office. Laminate flooring & in-unit stacked laundry make cleaning easy! Strata fees include hot water, one covered secured parking space in parkade, storage locker, plus access to meeting/games room, a fully equipped gym, and an outdoor pool. No pets, no short term rentals, no age restrictions and is located downtown add to this property's appeal! Walking distance to shopping, beaches, restaurants and night life. Good cross section of homeowners- young and older. Make your move this year and enjoy this summer in a great concrete building with stellar views and easy access to downtown lake centered amenities. Enjoy the pool or a quick walk to the lake! Don't miss this opportunity- book your showing today! (id:6769)

Full bathroom 6' x 6'10"

Bedroom 12'2" x 9'10"

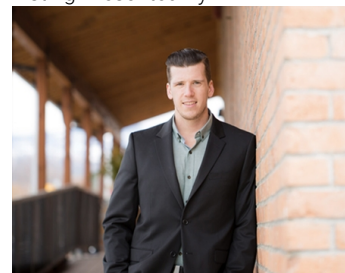
Partial ensuite bathroom 5' x 4'

Primary Bedroom 12' x 9'

Living room 19'4" x 9'6"

Kitchen 15' x 12'0"

Listing Presented By:



Originally Listed by:  
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