



## 865 Patterson Avenue Kelowna British Columbia

**\$639,900**

Welcome to this rare half duplex in an exclusive four-unit strata community, offering maximum affordability with the perfect blend of privacy, luxury finishes, and unbeatable walkability in one of Kelowna's most desirable neighbourhoods. This two-storey home is ideally situated within walking distance to the beach, the vibrant Pandosy Corridor, Kelowna General Hospital, Raymer Elementary, KLO Middle School, Kelowna Secondary School, Okanagan College, and numerous parks and recreation. A truly exceptional location for families, professionals, or anyone seeking convenience and lifestyle. Inside, you'll find a thoughtfully designed layout featuring a gourmet kitchen with clean white cabinetry, quartz countertops, and premium KitchenAid stainless steel appliances, perfect for entertaining or everyday living. Luxury finishes continue throughout the home, highlighted by central air and heat, plus ceramic heated floors in the spa-inspired primary ensuite complete with a 5-piece layout, tile and glass walk-in shower, and elegant undermount cabinet lighting. Step outside to your partially covered deck with natural gas hookup, ideal for year-round BBQs while enjoying peaceful mountain views and added privacy. Additional features include a single secured garage with durable epoxied floor, ample storage throughout, and affordable strata fees. This is a rare opportunity to own a stylish, low-maintenance home in a prime Kelowna location, perfect for families or those looking to enjoy the very best of Okanagan living. (id:6769)

4pc Bathroom 5'6" x 9'0"

Bedroom 10'0" x 10'11"

4pc Ensuite bath 5'4" x 9'0"

Primary Bedroom 12'5" x 11'0"

Living room 15'11" x 11'2"

Dining room 15'11" x 8'6"

Kitchen 8'0" x 9'0"

Foyer 13'6" x 7'0"

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
Canada

<https://hallcassiemarshall.com/>

**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.