



1929 Highway 97 Other 87 West Kelowna British Columbia

\$179,900

Situated in a peaceful setting steps from Mount Boucherie hiking trails, and just an eight minute drive from Okanagan Lake, shopping centres, grocery stores, restaurants, wineries, and everyday conveniences, this two bedroom, one bathroom home offers an affordable opportunity to enjoy the Okanagan lifestyle without compromise. Inside, modern updates blend with comfortable living spaces, including some fresh paint and newer laminate flooring installed in 2024. The primary bedroom, located within the addition, offers a gas fireplace and spacious walk-in closet. The bright four piece bathroom features a jetted tub, while the home is further enhanced by a portable dishwasher, built-in water softener system, and freestanding water cooler. Updates provide peace of mind, including a gas furnace installed in 2021, serviced annually. Four air conditioning units, two permanent and two window units, keep the home comfortable throughout the warmer months. Outdoor living is equally inviting. The covered porch was upgraded in 2022 and features a barn-door closure, and a pergola-style roof extension with custom garden beds was added in 2023 to further enhance the outdoor experience, while mature lilacs provide beauty and colour nearby. The low-maintenance pea-gravel yard allows for easy upkeep and more time spent enjoying the Okanagan lifestyle. Storage is abundant with an attached workshop/storage enclosure with exterior access, plus two additional storage shed areas. Practical features such as gutter de-icing wires and a two-car gravel driveway further add to the home's appeal. Located within McDougall Creek Estates, a sought-after 45+ community on Westbank First Nation land, this property offers an opportunity to enjoy affordable home ownership in a well-established community, surrounded by beaches, wineries, recreation, and amenities. Dog/Cat friendly with restrictions. Land ...

Workshop 7'6" x 9'6"

Laundry room 5'2" x 8'10"

Bedroom 10'2" x 11'7"

Family room 13'2" x 11'7"

Other 4'9" x 9'10"

Kitchen 11'9" x 11'7"

4pc Bathroom 11'10" x 11'8"

Living room 10'3" x 11'7"

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Listing Presented By:



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Primary Bedroom 14'3" x 9'10"

Foyer 11'6" x 9'3"