



# 965 Graham Rd Road Kelowna British Columbia

\$925,000

Centrally located in Rutland, this spacious 5 Beds, 2.5 Baths home with a Legal Suite is ideal for families or investors. The main floor boasts 3 beds and 1.5 baths, while the basement features 2 beds and 1 bath with a separate laundry and separate entrance. Enjoy a covered large deck, 2 garden sheds for extra storage, large backyard, ample parking. Minutes from shopping, walking distance to elementary schools (Quigley, Springfield), middle school (Springfield) and a few steps to public transport. Recent upgrades include: New floor - 2024, Hot water tank - 2023, AC & Furnace - 2021. Currently the main Floor is Vacant. The basement is rented month to month for \$1700 plus 40% of utilities making it a huge mortgage helper. Don't miss this fantastic opportunity in a Prime Rutland Location. (id:6769)

Kitchen 11'1" x 12'4"

Utility room 11'1" x 9'3"

Bedroom 11'3" x 11'6"

Bedroom 11'2" x 13'8"

Full bathroom 11'1" x 7'5"

Family room 11'3" x 19'10"

Family room 11'1" x 12'4"

Bedroom 9'8" x 12'

Bedroom 11'10" x 13'6"

Full bathroom 6'1" x 7'3"

Partial ensuite bathroom 4'6" x 7'4"

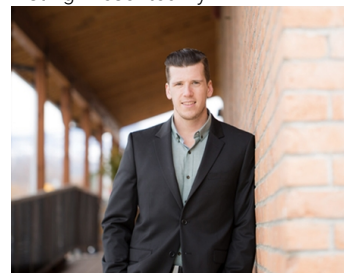
Primary Bedroom 11'1" x 12'1"

Dining room 11'5" x 8'8"

Kitchen 13'1" x 12'5"

Living room 12' x 22'3"

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan

**RE/MAX Kelowna**

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