



## 965 Graham Road Kelowna British Columbia

\$899,000

Centrally Located Home with Legal Suite - Ideal for Families & Investors! Located in the heart of Rutland, this spacious 5 bedroom, 2.5 bathroom home is perfect for families or investors. The main floor features 3 bedrooms and 1.5 bathrooms, while the basement offers a 2 bedrooms, 1 bathroom with a separate entrance and separate laundry - fantastic mortgage helper. Enjoy a covered deck, two garden sheds for extra storage, a large backyard, and ample parking. Conveniently situated minutes from shopping, within walking distance to Quigley and Springfield Elementary and Middle school, and just steps from public transit. The main floor is currently is vacant, and basement tenant allows for easy showings. Don't miss the incredible opportunity in a prime Rutland location. Recent Upgrades include: New upstairs flooring - 2024, Hot water tank - 2023, Central AC & Furnance - 2021. (id:6769)

Utility room 11'1" x 9'3"

Kitchen 11'1" x 12'4"

Bedroom 11'3" x 11'6"

Full bathroom 11'1" x 7'5"

Bedroom 11'2" x 13'8"

Family room 11'3" x 19'10"

Bedroom 9'8" x 12'0"

Full bathroom 6'1" x 7'3"

Primary Bedroom 11'1" x 12'1"

Kitchen 13'1" x 12'5"

Family room 11'1" x 12'4"

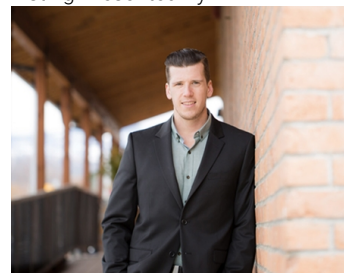
Bedroom 11'10" x 13'6"

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

Dining room 11'5" x 8'8"

Living room 12' x 22'3"

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan

**RE/MAX**Kelowna

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

Phone: 250-870-6145  
dallas@remaxkelowna.com

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