



# 610 Academy Way 117 Kelowna British Columbia

\$749,900

Discover our most spacious floor plan at Academy Ridge, packed with unique features and a rare revenue opportunity. This 2-bed + den townhome includes a self-contained student accommodation with a separate entrance, perfect for generating extra income. It's a townhome that works for you! Our highly anticipated Alpha plans are back! Out of the first 75 homes, only 6 were Alpha plans, and they sold out in a flash. Why? Because of their outstanding design and unbeatable value. These homes offer three levels of comfortable living, with the top two reserved for the ""owner."" The lower level is versatile, ideal as a student boarding room or an Air B&B setup, if this is your principal residence. The main floor boasts a spacious kitchen with tile backsplash, quartz countertops, a quartz-covered island, stainless steel appliances, a BBQ deck, and a convenient powder room. Upstairs, you'll find two bedrooms and a full-sized den, with the primary suite featuring a walk-in closet and a 4-piece ensuite. Laundry is also located on the top floor for added convenience. With double car garages, central A/C, window coverings, and a fantastic New Home Warranty, this townhome offers exceptional value. Whether you choose to live in the entire home or rent out, the choice is yours. Visit our SHOW HOME at Unit #115, open Wednesdays and Thursdays from noon to 3PM. Please Note: The color scheme in this unit is OMEGA, white, with photos showing the SIGMA, light. (id:6769)

3pc Bathroom Measurements not available

4pc Ensuite bath 8'0" x 8'0"

Primary Bedroom 12'0" x 13'0"

Laundry room 3'1" x 2'9"

Bedroom 11'0" x 9'0"

Den 8'0" x 13'0"

Other 21'0" x 20'0"

3pc Ensuite bath Measurements not available

Bedroom 9'0" x 21'0"

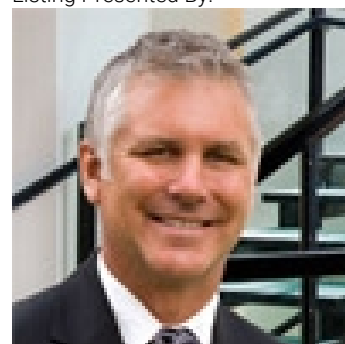
2pc Bathroom Measurements not available

Living room 13'0" x 13'0"

Dining room 14'0" x 17'0"

Kitchen 16'0" x 12'0"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

<http://www.watson-brothers.com/>



Royal

LePage Kelowna

#1-1890 Cooper Rd., Kelowna, BC., V1Y-8B7

Phone: 250-869-9119  
gregclarke@royallepage.ca

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.