



## 445 Yates Road 118 Kelowna British Columbia

\$879,900

Discover ""The Orchards"", a quiet and sought-after neighborhood in North Glenmore. This area is ideally located within walking distance of Watson Road Elementary and Dr. Knox Middle School. A short drive connects you to the University of British Columbia Okanagan and the heart of downtown Kelowna. The two-story home offers 4 bedrooms, 3.5 bathrooms, double garage and fenced yard. The main floor boasts a vaulted ceiling entryway, family room with a gas fireplace, eat-in kitchen with a Quartz countertop, formal living and dining rooms, bathroom & laundry room. The upper level Primary bedroom has an ensuite bath & walk-in closet. The basement is finished with a recreation room, an additional bedroom, and a bathroom. Hot water tank 2017, roof 2016, windows replaced on the back side of the home . Bring the family! It's an excellent opportunity to live close to Knox Mountain & Brandt's Creek Park, schools, public transportation, shopping and so much more. (id:6769)

4pc Ensuite bath 9'6" x 4'9"  
Bedroom 9'8" x 12'9"  
Bedroom 9'10" x 9'11"  
3pc Ensuite bath 7' x 9'6"  
Primary Bedroom 19'10" x 9'11"  
Utility room 5'4" x 6'6"  
Bedroom 11'2" x 12'  
3pc Bathroom 9'1" x 5'11"  
Storage 5'4" x 8'8"  
Recreation room 36'7" x 12'5"

Laundry room 8'8" x 6'5"  
2pc Bathroom 7'3" x 3'  
Family room 17'9" x 13'7"  
Dining nook 7'7" x 10'10"  
Kitchen 8'6" x 9'4"  
Dining room 10'4" x 7'10"  
Living room 12'3" x 16'3"  
Foyer 7'4" x 5'9"  
Other 20'0" x 21'9"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna



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.