



1269 Marlyn Court West Kelowna British Columbia

\$849,000

Discover the perfect blend of comfort and convenience in this move in ready 4-bed (3 up), 3-bath home. Nestled on a cul de sac in the family-friendly neighborhood of Lakeview Heights. All levels of schools just a short stroll away, this home offers the perfect setting for raising a family. Imagine yourself enjoying peaceful evenings in your beautiful private fenced yard surrounded by many fruit trees, or hosting family and friends in your spacious, updated home. Most big-ticket items have been professionally taken care of making this home truly move-in ready. Updates include: Roof (2023), gutters and downspouts (2020) windows (2006), furnace (2010), hot water tank (2018), modern kitchen with newer appliances (2018), (stove in 2024), as well as the flooring (2018). The bathrooms on the upper level have also been professionally updated. This great property offers a flat .26 lot with room for a pool. RP1 zoning to support housing with a suite, a duplex or townhouse. (id:6769)

3pc Bathroom 6'4" x 8'10"
 Bedroom 12'8" x 14'3"
 Utility room 5'3" x 3'8"
 Laundry room 11'7" x 9'
 Recreation room 24'1" x 30'1"
 Full bathroom 12' x 4'11"
 Bedroom 10'8" x 9'8"

Bedroom 11'9" x 9'11"
 3pc Ensuite bath 7'11" x 5'
 Primary Bedroom 14'1" x 11'1"
 Living room 14'1" x 17'7"
 Dining room 12'5" x 10'11"
 Dining nook 12' x 8'2"
 Kitchen 12' x 7'10"

Listing Presented By:



Originally Listed by:
 eXp Realty (Kelowna)

<http://kimhancharuk.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.