



## 1395 Friesen Road Kelowna British Columbia

\$968,000

Looking for a home with a mortgage helper plus 3-bedroom 2-bath and a balcony with a view for the family? This is a 3-story, half duplex with ample parking, more than 1 entrance for main floor and basement occupants. Great lay-out where everyone has privacy, low maintenance yard but enough for furry friends to run around with few upgrades. 3 BR, 2 BATH (1 ensuite), laundry, LR and Kitchen on the top flr. 1 BR, Full BATH, Wet Bar, LR on the main and 2 BR, Full Bath, Laundry, LR in the basement. Walking distance to Edith Gay Park, steps to bus stops (10,8,11), near YMCA, Rutland Centennial, banks, shopping, restaurants and more. Accessible yet in a family friendly, quiet neighborhood. Currently making \$3,350 in rent, good tenants with option to keep, plus a family staying on the upper floor. 7 mins to UBCO and YLW, 15 mins to downtown. Book your showing today! Separate ductless heating and cooling for the Upper floor, new hot water tank, floor and many more updates since 2020. (id:6769)

Laundry room 6' x 3'	Other 18' x 4'
Other 19' x 5'	Family room 31'0" x 13'0"
Family room 18' x 13'	Bedroom 13' x 10'
Bedroom 11' x 10'	Bedroom 21' x 10'
3pc Ensuite bath 8' x 7'	Other 10' x 8'
Primary Bedroom 15'0" x 15'0"	Other 15' x 9'
Bedroom 11' x 10'	Bedroom 13'0" x 10'0"
4pc Bathroom 8' x 6'	Full bathroom 12' x 4'
Full bathroom 12'0" x 4'0"	Kitchen 22'0" x 12'0"
Laundry room 5'0" x 3'0"	

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

<http://www.minerva-muresu.c21.ca/>



Royal

**LePage Kelowna**

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