

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 19' x 5'

Family room 18' x 13'

Bedroom 11' x 10'

3pc Ensuite bath 8' x 7'

Primary Bedroom 15'0" x 15'0"

Bedroom 11' x 10'

4pc Bathroom 8' x 6'

Full bathroom 12'0" x 4'0"

Laundry room 5'0" x 3'0"

Other $18' \times 4'$

Family room 31'0" x 13'0"

Bedroom 13' x 10'

Bedroom 21' x 10'

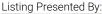
Other 10' x 8'

Other 15' x 9'

Bedroom 13'0" x 10'0"

Full bathroom 12' x 4'

Kitchen 22'0" x 12'0"





Originally Listed by: Century 21 Assurance Realty Ltd

http://www.minerva-muresu.c21.c



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.