



# 3312 McMahon Road West Kelowna British Columbia

\$835,900

Discover this beautifully updated 4-bedroom, 3-bathroom gem on a spacious .22-acre lot in a coveted family neighbourhood. Step into an open living area adorned with maple hardwood floors and sleek vinyl plank in the bathrooms, setting the stage for quality living. Relish in home comforts with top-of-the-line upgrades. A new Navien on-demand hot water system and the latest furnace and air conditioning ensure your home is cozy year-round. The roof, refreshed with new shingles in 2020 and newly painted exteriors alongside updated windows, enhances both aesthetics and energy efficiency. The master suite is your private escape, boasting a luxurious ensuite and ample space for a king-size bed. All bathrooms are elegantly updated with modern fixtures, reflecting style and functionality. Outside, the decks invite you to host gatherings in the large yards, complete with a natural gas BBQ hookup. The large carport offers additional parking and versatile outdoor space, perfect for various family needs. Located within walking distance of excellent schools and minutes to shopping and city amenities, this home is ideal for families seeking an upgraded lifestyle. Embrace the life you've dreamed of in this perfectly updated home, designed with family in mind. Discover your new beginning-- don't miss out! (id:6769)

Living room 13'0" x 11'0"  
Laundry room 12'0" x 9'0"  
Bedroom 13'0" x 8'0"  
Full bathroom 9'0" x 5'0"  
Kitchen 14'0" x 13'0"  
Full bathroom 12'0" x 6'0"  
4pc Ensuite bath 9'0" x 8'0"

Bedroom 13'0" x 12'0"  
Bedroom 12'0" x 10'0"  
Primary Bedroom 11'0" x 10'0"  
Kitchen 15'0" x 10'0"  
Dining room 10'0" x 10'0"  
Living room 14'0" x 20'0"

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.