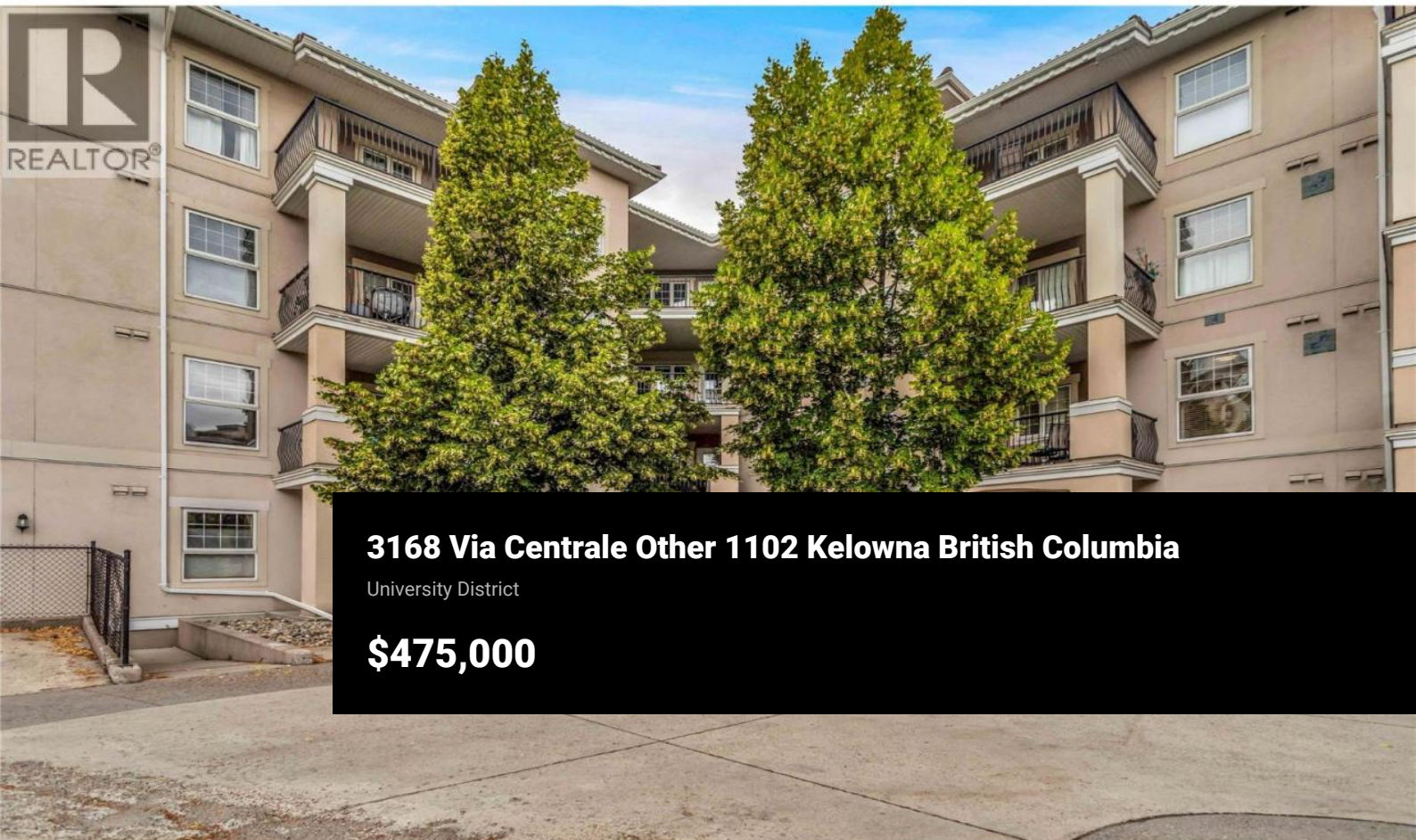




## 3168 Via Centrale Other 1102 Kelowna British Columbia

University District

**\$475,000**



RARE OPPORTUNITY - Exceptional 3 BEDROOM / 2 BATH ground-floor residence at The Pointe at Quail Ridge with TWO SECURE PARKING STALLS! This unique CORNER UNIT has been thoughtfully RENOVATED (with strata approval) to create a true third bedroom--ideal for those seeking additional space. A functional open-concept layout integrates the kitchen/dining and living areas creating a seamless flow perfect for both everyday living & entertaining. The kitchen features large counter space for meal prep, while a desirable split-bedroom design ensures privacy for all occupants. The spacious primary suite includes a 3-piece ensuite and his-and-hers closets. Updated lighting, a newer washer/dryer, and fresh paint make this home truly move-in ready! Step outside to a fully covered patio which extends your living area and provides easy access to green space - perfect for pet owners. Generous in-suite storage room, A/C + access to a seasonal outdoor pool. With pet/rental-friendly bylaws, this home presents a fantastic opportunity for down-sizers, investors, first-time buyers, or anyone seeking a low-maintenance lifestyle. Located in a desirable Quail Ridge community just steps from the Quail and Bear golf courses, and minutes to UBCO, YLW + essential amenities. Don't miss your chance to own in this well-established and sought-after community--where golf course living meets everyday convenience...



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