



610 Academy Way 114 Kelowna British Columbia

University District

\$669,900



PRICE IMPROVEMENT! MOVE IN NOW! NEW CONSTRUCTION! This is a DEAL DEAL DEAL. Welcome to Academy Ridge, a unique development near UBCO designed with flexibility in mind. Whether you're a first-time buyer, parent of a student, or investor, this property offers an exceptional live-and-earn opportunity. Each unit features 1 self-contained 1 bedroom living space plus two additional private-entrance boarding rooms, making it ideal for student rentals and strong income potential. First-time buyers also benefit from GST and Property Transfer Tax rebates, making these some of the best-priced new construction townhomes in the Okanagan. The location is hard to beat walk to UBCO, just 5 minutes drive to Kelowna International Airport, close to shopping and everyday amenities, and only minutes from the Rail Trail, connecting you to downtown Kelowna and the North Okanagan. Inside, you'll find modern finishes throughout including stainless steel appliances, full-size laundry, central A/C, forced-air gas heating, and all window coverings included. A side-by-side two-car garage adds everyday convenience. Strata allows 30-day minimum rentals, 2 small dogs or cats or 1 large dog, and the home is protected by a 2-5-10 New Home Warranty. With low strata fees and built-in rental potential, this is an incredible opportunity to live, invest, or support your student while they attend UBCO. *Photos are...



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