



## 395 Franklyn Road 115 Kelowna British Columbia

Rutland North

# \$264,900



Downsizing ? First time home buyer? Investor? Starting Over ? This is the condo for you! Located in the heart of Rutland, this two bedroom, one bathroom unit in the Evergreen complex offers a practical layout and a great entry point into the market. Situated on the ground floor, the home provides easy, level access that is convenient for daily coming and going. The interior is functional and awaits your creative ideas, providing an ideal opportunity for those looking to build equity through cosmetic updates and modernizing the space to their own taste. One of the standout features of this property is its location. It is positioned within short walking distance to Ben Lee Park, where you can enjoy expansive green spaces, walking trails, and community amenities. The surrounding neighborhood is highly walkable, with local shops, restaurants, and transit options all easily accessible. For added convenience, the unit includes one dedicated parking stall in the secure underground parkade, protecting your vehicle from the elements year round. This unit represents a solid value for those who prioritize a central, established location and are looking for a project they can truly make their own. Whether you are planning to refresh the flooring, paint, or kitchen, the bones of this ground floor home offer a versatile canvas in a friendly community setting. Book your showing today ! (id...



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