



## 1228 Pacific Avenue Kelowna British Columbia

Springfield/Spall

# \$715,000



Located in the heart of the city, this south-facing 2 bed + den, 2.5 bath townhome offers amazing convenience and street access. Newly constructed, The Rydell is just one block from the Capri Centre (slated for redevelopment to densify and attract more shopping/amenities). Enjoy walking to grocery stores, coffee shops, restaurants, GoodLife Fitness, and more! Sutherland Avenue features a dedicated, protected bike lane connecting directly to the Landmark District and the Parkinson Recreational Centre, with a new facility anticipated to begin construction next year. Thoughtfully designed, the building includes secure bike storage, e-bike charging, a wash and tune-up station, and a community clubroom with a kitchenette and an expansive BBQ patio. Pet-friendly policies allow up to 2 dogs (under 25 lbs each), 2 cats, or 1 of each --if you have just 1 dog, there is no size restriction. This unit comes with 1 dedicated and secured parking stall, and guests can take advantage of secure visitor parking or free street parking while they can! The kitchen is perfect for entertaining, with Bianco Gioia quartz countertops and backsplash, an island seating 4, Samsung stainless steel appliance package, and plenty of storage space. High ceilings and large windows fill the home with light, creating a bright canvas for your personal touch. Take immediate possession! This unit has never been oc...



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