



## 445 Yates Road 135 Kelowna British Columbia

North Glenmore

**\$749,000**



Welcome to The Orchards, a sought-after complex in the heart of Glenmore! This well-maintained home offers incredible value with low strata fees of just \$150/month and no age restrictions. Major updates are already done: roof (2011), furnace (2017), hot water tank (2021), air conditioner (2023), and fresh interior paint (2025). The spacious main floor features a bright, open-concept living and dining area with a gas fireplace and a large picture window (replaced 2025). The generously sized kitchen includes ample cabinetry, a casual eating nook, and access to a private, fenced backyard—ideal for relaxing or entertaining. For anyone with a green thumb, there's a dedicated space for gardening. Both lawn and garden benefit from a built-in sprinkler system for easy maintenance. With three bedrooms on the main, there's flexibility to use one as a home office. The primary suite boasts a walk-in closet and full ensuite. A second full bathroom with tub is also on the main. Downstairs, the fully finished basement offers even more space with a large rec room, fourth bedroom, full bathroom, and tons of storage, including a cold room. A double car garage adds extra convenience and storage. Enjoy an unbeatable Glenmore location—close to schools, shopping, restaurants, parks, and walking trails. One cat or dog allowed! Move-in ready and waiting for you to call it home. (id:6769)



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