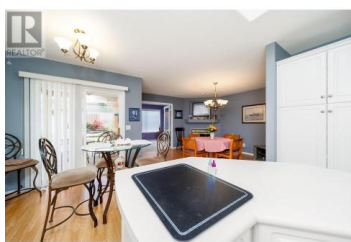




## 2250 Louie Drive 139 Westbank British Columbia

Westbank Centre

**\$599,500**



Well priced for sq footage. Priced below assessed value! Gated 19+ community in the heart of West Kelowna. Pre paid 99 yr lease , NO Property Transfer Tax. This spacious 1,626 sq ft home offers the ease of one-level living with 2 bedrooms plus a den—ideal for a home office, craft room, or quiet retreat. Inside, you'll find a bright, well-cared-for home with skylights, easy-care flooring, and newer appliances throughout. The kitchen features a cozy breakfast nook, pantry, and all major appliances updated in the past 5 years. The primary bedroom is carpeted, includes a ceiling fan, spacious walk-in closet, and 3pc ensuite with a luxurious 6-ft tub/shower. The second bedroom is equipped with a built-in queen-sized Murphy bed—perfect for guests or flexible use. Pride of ownership shows with key updates: furnace (2018), A/C and hot water tank (2020), and poly B piping replaced in 2020. This home has been lovingly maintained by the original owner and is now on the market for the first time. Enjoy your private covered patio and low-maintenance yard, ideal for morning coffee or evening unwinding. The double garage adds secure parking and storage, with room for two more vehicles in the drive. Flat terrain and a walkable location close to Superstore, Walmart, shops, dining, and transit. Residents enjoy a vibrant clubhouse with a kitchen, pool table, dartboard, BBQ area, and social e...



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