



## 1395 Friesen Road Kelowna British Columbia

Rutland North

**\$777,000**



Exceptional value for families, multigenerational living, or buyers seeking space to grow. Offering over 3,200 sq.ft. with 6 bedrooms, 4 bathrooms, and a double garage, this spacious half duplex provides the flexibility and functionality rarely found at this price point. The upper level features an open-concept layout with updated flooring, generous living and dining areas, and a bright kitchen that connects seamlessly to the covered deck overlooking the fully fenced backyard. Three bedrooms are located on this level, including a spacious primary suite with ensuite. Designed to adapt to a variety of lifestyles, the main floor offers a large family room, additional bedroom, full bathroom, and an in-law living area complete with a summer kitchen—ideal for extended family, guests, or creating separate spaces for older children and visitors while remaining connected under one roof. The lower level continues to expand the possibilities with two additional bedrooms, a recreation room, full bathroom, secondary laundry, and ample storage. Outside, the private fenced backyard offers plenty of room for children, pets, gardening, and outdoor enjoyment. Conveniently located close to schools, parks, shopping, transit, and recreation, this property delivers exceptional square footage, versatility, and value in an established Rutland neighbourhood. A rare opportunity for buyers who need S...



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