



## 170 Mars Road Kelowna British Columbia

Rutland South

# \$750,000



OPEN HOUSE SATURDAY 1:00-3:00 PM. Welcome to your next best investment—packed with potential and ready for your ideas! This 3 bed, 2 bath rancher sits on a large MF1-zoned lot on a quiet cul-de-sac. Basement Income Suite? Carriage house? Future development? The best part is EVERY big ticket item has been accounted for in past few years so you can have the peace of mind knowing you won't have to worry about a thing for years to come: New Windows? YES. Roof? YES. Furnace, A/C, hot water on demand? YES x3. PEX Plumbing? YES. Siding? YES, the list goes on! Inside, enjoy warm cork flooring and a sunlit main level with spacious living, dining, and kitchen areas. Three bedrooms upstairs perfect for your family, a full bath, plus an ensuite in the primary bedroom. The full basement offers 1085+ sqft, roughed-in plumbing and ready for your visions. With having a separate side entry, this basement is perfect to have an income producing suite or expand the home for extra living space. Tons of parking, easy backyard access with large laneway on side with RV parking. Walk to schools, parks, and more. Turn-key, future-proofed, and full of possibilities! Whether you're a first-time home buyer, investor, growing family, or downsizer, this property offers a rare opportunity to step into a move-in ready home with all the big-ticket updates already done—making it a smart and stress-free choice...



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