



## 196 Merrifield Court Kelowna British Columbia

Rutland North

**\$774,900**



Welcome to 196 Merrifield Court, a charming Corner Lot home that offers both comfort and convenience. This beautiful property is located in a quiet cul-de-sac, providing a perfect blend of tranquility and accessibility, with schools close by, and right on a bus route, this is the perfect family home! As you step inside, you'll be greeted by a spacious and inviting Living area, perfect for relaxing or entertaining guests. The Kitchen has seen complete updates, including new flooring, making it a delightful space for cooking and dining. The home also boasts a new air conditioning system, ensuring you stay cool during the warm summer months. The hot water tank was replaced just three years ago, providing you with reliable and efficient hot water. Additionally, the furnace was replaced five years ago, ensuring your home stays warm and cozy during the colder seasons. The Bedroom flooring was updated one year ago, adding a fresh and modern touch to the sleeping quarters. The driveway was newly installed in 2023, offering ample parking space and enhancing the curb appeal of the property. Other recent improvements include the windows, which are 5 years old. One of the standout features of this home is the enormous room for RV Parking, (including sani facilities), and all the toys. Another is its prime location. Shopping is just a quick three-minute drive away, making it incredibly ...



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