



## 198 Ritchie Court Kelowna British Columbia

North Glenmore

**\$869,000**



Lovely family home in a highly desirable North Glenmore area! This property features a detached garage and a fully fenced backyard, perfect for kids and pets. The main floor consists of a large living room with a cozy gas fireplace, a spacious kitchen with a dining area, 2 bedrooms & 2 bathrooms, including a bright primary bedroom with a walk-in closet & ensuite. The lower level offers 3 bedrooms, one of which could easily be used as a large rec room, a huge cold storage room, and a full bathroom with a shower. Many big-ticket items have been completed, including Furnace and A/C (2021), Hot Water Tank (2019), and Roof (2013). The detached heated garage (328 sqft) is equipped for electric vehicle charging. The 100-amp garage has access to 2 charging stations (50-amp and 40-amp), ideal for Tesla or other EV owners. Enjoy the spacious fenced backyard and large deck (10'1 x 26'11), the perfect spot to relax with your morning coffee. This home is a great fit for first-time buyers or those looking to downsize. Located on a quiet cul-de-sac, within walking distance to Dr. Knox Middle School & North Glenmore Elementary, just 5 minutes to Glenpark Village Plaza for all your shopping needs, and steps from parks and walking trails. This location can't be beat! (id:6769)

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