



## 198 Ritchie Court Kelowna British Columbia

North Glenmore

# \$849,000



JOIN US FOR AN OPEN HOUSE THIS SATURDAY MAY 16TH 1:30PM TO 3:30PM. Perfect Family Home in North Glenmore - Quiet Cul de Sac Location! This charming family home is perfectly situated in the highly desirable North Glenmore neighbourhood on a peaceful cul-de-sac. The main floor features a spacious living room with a cozy gas fireplace, a bright kitchen with an open dining area, 2 bedrooms, and 2 bathrooms, including a primary suite with a walk-in closet and private ensuite. New window blinds throughout provide a modern, fresh touch. The fully finished lower level offers 3 freshly painted rooms that can serve as bedrooms, a home office, or a large recreation room, plus a full bathroom and a huge cold storage area. Major updates include Furnace and A/C (2021), Hot Water Tank (2019), and Roof (2013), NEW PEX Plumbing (\$10k value), giving buyers peace of mind. Enjoy a spacious fully fenced backyard perfect for kids, pets, and entertaining. The large deck (10'1 x 26'11) is ideal for morning coffee or summer barbecues. The detached heated garage (328 sq ft) is EV ready with 100 amp service and 2 charging outlets (50 amp and 40 amp). This home is ideal for first-time buyers, growing families, or downsizers. Within walking distance to Dr. Knox Middle School and North Glenmore Elementary, steps from parks and trails, and just 5 minutes to Glenpark Village Plaza for shopping and amenitie...



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