



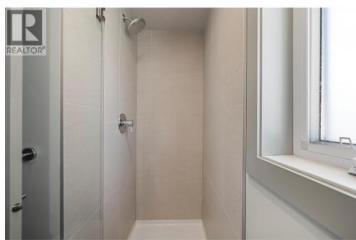
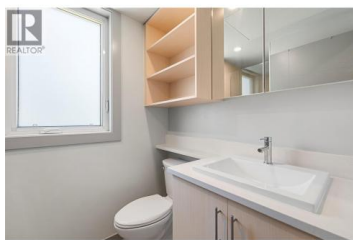
## 345 dougall Road 201 Kelowna British Columbia

Rutland North

# \$225,000



Welcome to UniK-Town! This desirable second-floor corner studio suite stands out with its rare bathroom window, providing natural light and ventilation, and includes a valuable above-ground parking stall and storage locker. Ideal for first-time buyers, students, or investors, this thoughtfully designed unit offers both functionality and comfort. It features a Murphy bed sofa combo and full-size appliances, maximizing living space without compromising convenience. The suite is located in an area with a high walkability score, providing easy access to transit, shops, dining, parks, and more. The nearby Rutland Transit Exchange offers convenient connections to frequent bus services, including a direct route to UBCO. Building amenities include a common room, and designated storage and bicycle areas. Situated just minutes from UBCO, YLW, and downtown Kelowna, this nearly new building offers contemporary living in a vibrant and growing community. (id:6769)



### Hailey Huang

Oakwyn Realty Okanagan-Letnick Estates

Phone: (236) 873-1888



RE/MAX Kelowna  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada