



## 511 Yates Road 206 Kelowna British Columbia

North Glenmore

# \$550,000



Welcome to easy Kelowna living. This clean, well-maintained 2-bedroom townhome checks every box -- without the high strata fees. Step inside to a bright, open-concept upper level that feels spacious and livable from day one. At nearly 1,200 square feet, there's real room to breathe here. Whether you're a first-time buyer, downsizer, or savvy investor, this one just makes sense. The garage comes loaded with a built-in workbench and extra storage -- a rare find at this price point. Add an additional parking stall, and you've got room for everything life throws at you. The community is quiet, well-kept, and the kind of place neighbours actually wave hello. This location is hard to beat. You're in the Watson Elementary catchment, walking distance to groceries, restaurants, and everyday shops, and just steps from the transit route. Brandt's Creek Trail is right there -- connecting you to parks, green space, and the kind of outdoor lifestyle that makes Kelowna worth living in. Sports fields nearby for the active crowd, and golf just around the corner for those slower weekend mornings. When you need the city, downtown Kelowna is an 8-minute drive. UBCO is close for students or faculty. The airport is a short hop when life calls you elsewhere. This is a home that works hard for you -- low maintenance, low fees, and a location that keeps giving. Move-in ready and priced for your next...

### Simon Ward

Royal LePage Kelowna

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