



## 515 Houghton Road 212 Kelowna British Columbia

Rutland North

# \$340,000



MAGNOLIA GARDENS - UNIT 212: This updated 1-bedroom, 1-bathroom unit is vacant and move-in ready, featuring new flooring and new appliances throughout. The thoughtful layout offers more space than expected, including a full bathroom with both a shower and tub. The sunny southeast-facing deck provides excellent outdoor space. Rentals are permitted, making this a solid investment or a perfect primary residence. Building amenities include secure underground parking with a car wash station, ample visitor parking both above and below ground, and a guest suite for visitors. The clubhouse is fully equipped with a kitchen, pool table, TV lounge, and a bookable dining room for larger gatherings. Additional features include a private storage locker, secure bike storage, and a carpentry workshop. With elevator access, secure entry, and single-level living, this home is ideal for down-sizers and first-time buyers alike. Pets are welcome. Centrally located in Kelowna's Rutland area, it is within walking distance to transit, shops, and daily amenities. Easy to show. (id:6769)

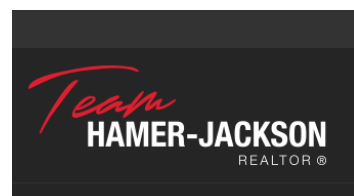


### Jake Russell

Royal LePage Downtown Realty

Phone: (250) 260-0789

<http://www.homesokanagan.ca/>



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