



**220 Adventure Road Kelowna British Columbia**  
 Rutland South  
**\$724,800**



Welcome to 220 Adventure Road, an affordable 4 bed/1 bath second-owner home tucked into a family centric community amidst recreation, amenities, schools, and more! This lovingly cared-for home boasts a newer roof and a brand new hot water tank, with sewer now available at the lot line, lending to redevelopment opportunities! Currently zoned RU-1, with future land use of MF1 as per the upcoming SSMUH legislation implementation (allowing for up to 4 dwellings), this incredible offering is perfect for first-time home buyers, families, or investors looking to capitalize on densification. Just a 4-minute walk to the notable Belgo Elementary (dual stream, French/English) and a short drive to the middle and high schools, this is the quintessential package for lifestyle and accessibility. The generous .21-acre pool-sized lot offers mature landscaping, providing shade on those hot summer days and privacy for al fresco dining and entertaining, while ample parking offers space for toys and out-of-town guests. Moments to YLW, the UBCO Campus, grocers, shopping, farmer's markets, sports fields, world-class golf, hiking, biking, and public transit! Book your private showing today to experience this unique offering before it is gone! (id:6769)

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